

# A Guide to Housing Associations in North Hertfordshire

## What is a housing association?

Housing associations are independent, not-for-profit, social landlords. They provide and manage affordable housing to meet local needs in the areas they serve, working closely with local councils and others to do this.

Housing associations traditionally provide affordable rented accommodation. Increasingly, they are also providing shared ownership properties, which enable individuals to buy a share of the property and pay rent on the remaining share they do not own.

Accommodation is provided for a wide range of housing needs. Housing associations provide homes for single people, couples and families, as well as sheltered accommodation for the elderly and housing for people with special needs. Some housing associations specialise in providing housing for specific groups of people, such as single people or people with special needs.

All housing associations are regulated by a government body called the Housing Corporation.

## What is a housing association tenancy?

Housing associations provide homes which are, largely, affordable, permanent and secure. Housing association tenancies are called '*assured tenancies*' and provide tenants with the right to:

- live in their home as long as they observe the conditions of their tenancy agreement;
- have repairs carried out to their home; and
- pass their tenancy on to a spouse after they die.

In some circumstances, tenants may also be eligible for the *Right to Acquire* scheme which gives tenants the right to buy at a discount the

home they currently rent.

Housing association tenants can apply to the Council for Housing Benefit to help with their rent in the same way that private tenants can.

## How can I apply for a housing association property?

If you want housing association accommodation, you will have to apply to go on a waiting list.

Some housing associations operate their own waiting lists and accept direct applications for housing. You may find that such housing associations will occasionally close their waiting list to keep waiting times manageable. You will need to contact the housing association direct in order to apply.

However, many housing associations will now only allocate properties to people who are put forward (or 'nominated') by the Council. You will have to be registered on the Council's Housing Register (waiting list) in order to be nominated for a housing association home.

## About this guide

This guide contains summary information about housing associations which have properties in North Hertfordshire. It includes contact details and information on the number and type of properties the housing associations manage and the groups of people they cater for.

Please note that this information has been supplied to the Council by each housing association and was correct at the time of going to press.

## Want more information?

For further advice about applying for housing association accommodation, please contact our allocations section at Letchworth Town Lodge on 01462 474000. The address is on the back cover of this leaflet.

## Aldwyck Housing Association

6 Houghton Hall Business Park, Porz Avenue, Houghton Regis, Bedfordshire, LU5 5UZ

Telephone:	01582 869100
Email:	callcentre@aldwyck.co.uk
Website:	www.aldwyck.co.uk
No. properties:	91
Location:	Hitchin, Royston and Baldock.
Type:	1, 2, 3 & 4 bedroom houses in Orchard Road and Woodlands Way, Baldock and in Burns Road, Royston. Aldwyck also have a small number of 1 bedroom flats in Church Lane, Royston. There are 28 flats in Tebbutt Court, Hitchin for the over 50's.
How to apply:	Direct to the housing association or through the Council. Aldwyck usually accepts Council nominations for 50-75% of their available properties.

## Ashwell Housing Association

Ashwell HA Management Office, Bear Farm, Back Street, Ashwell, SG7 5PF

Telephone:	01462 742837
No. properties:	10
Location:	Ashwell (all in Back Street).
Type:	4 x 3 bedroom houses; 4 x flats (1 & 2 bedroom); plus 2 bungalows (1 & 2 bedroom).
How to apply:	Direct to the housing association. Properties are available to those with Ashwell connections and young people growing up in Ashwell.

## Chiltern Hundreds Housing Association

1 White Hill, Chesham, Bucks, HP5 1AB

Telephone:	0845 8455517
Website:	www.paradigmhousing.co.uk
No. properties:	4
Location:	Letchworth.
Type:	3 bedroom houses on the Jackmans and Grange estates.
How to apply:	Through the Council.

## Granta Housing Association

1 Horizon Park, Barton Road, Comberton, Cambridge, CB3 7AF

Telephone:	01223 576756
No. properties:	20
Location:	Letchworth, Hitchin, Royston and Baldock.
Type:	3 bedroom houses in Royston and Letchworth; 5 bungalows in Maytrees, Hitchin. Granta also provides specialist accommodation for people with learning difficulties and mental health problems in Baldock and Letchworth.
How to apply:	Through the Council. Granta accepts Council nominations for 75-100% of available properties.

## The Guinness Trust

Gatehouse, Fretherne Road, Welwyn Garden City, Herts, AL8 6NS

Telephone:	01707 391399
Email:	homecountiesnorth@guinness.org.uk
Website:	www.guinnesstrust.org.uk
No. properties:	84
Location:	Mostly Hitchin, also Graveley and Letchworth.
Type:	2, 3 & 4 bedroom houses plus 6 bungalows in Beechwood Close and Mulberry Way, Hitchin. Guinness has a small number of houses in Letchworth and in Ashwell Common, Graveley (where there also some 1 bedroom flats).
How to apply:	Direct to the housing association or through the Council. Guinness accepts Council nominations for 50% of available properties.

## Hanover Housing Association

Nelson House, Arlington Road, St Neots, Cambs, PE19 2BB

Telephone:	01480 475069
Website:	www.hanover.org.uk
No. properties:	30
Location:	Baldock.
Type:	1 bedroom flats in Simpson Drive for elderly people.
How to apply:	Direct to the housing association or through the Council. Hanover accepts Council nominations for 50% of available properties.

## Hightown Praetorian Housing Association

White Lion House, 70 Queensway, Hemel Hempstead, HP2 5HD

Telephone:	01442 292300
Email:	housing.services@hpha.org.uk
Website:	www.hpha.org.uk
No. properties:	59
Location:	Hitchin and Knebworth.
Type:	Mostly flats. Hightown have 2 & 3 bedroom flats in London Road, Knebworth (also 5 bedsits) and 1, 2 & 3 bedroom flats in Shepherds Mead, Hitchin. There are a small number of 3 bedroom houses in Lammas Mead and Old Hale Way, Hitchin.
How to apply:	Direct to the housing association or through the Council. Hightown accepts Council nominations for 50% of available properties.

## Housing 21

South East Regional Office, Leitrim House (West Wing), Little Preston, Aylesford, Kent, ME20 7NS

Telephone:	01622 718876
Website:	www.housing21.co.uk
No. properties:	22
Location:	Royston.
Type:	Sheltered 1 bedroom flats at Blakett-Ord Court in Stamford Avenue.
How to apply:	Direct to the housing association or through the Council.

## Howard Cottage Society

48 Station Road, Letchworth, Herts, SG6 3BE

Telephone:	01462 683307
Email:	administrator@howard-cottage.co.uk
Website:	www.howard-cottage.co.uk
No. properties:	1,107
Location:	Mostly Letchworth, plus a limited number in surrounding villages.
Type:	2, 3 & 4 bedroom houses and 1, 2 & 3 bedroom flats across Letchworth. Howard Cottage also provides bungalows and sheltered accommodation at Edwin Nott House, MacFadyen Webb House, Hamonte, Kingfisher Court and Tabor Court.
How to apply:	Direct to the housing association or through the Council. Howard Cottage accepts Council nominations for 50% of general needs properties and for 100% of rural schemes.

## Jephson Housing Association

22 Grove Place, Bedford, MK40 3JJ

Telephone:	01234 213 661
Email:	bedford@jephson.org.uk
Website:	www.jephson.org.uk
No. properties:	15
Location:	St Ippolyts.
Type:	2 bedroom bungalows, located in Townsend Place, Mill Lane.
How to apply:	Through the Council. Jephson accepts Council nominations for 75% of available properties.

## John Grooms Housing Association

50 Scrutton Street, London, EC2A 4XQ

Telephone:	0207 452 2000
Email:	info@johngrooms.org.uk
Website:	www.johngrooms.org.uk
No. properties:	21
Location:	Letchworth (all in Quinn Way).
Type:	Special needs accommodation for people with learning difficulties (these are leased to Advance Housing and Care) and wheelchair accessible properties. Also general needs accommodation.
How to apply:	Direct to the housing association or through the Council. John Grooms accepts Council nominations for 50% of wheelchair accessible properties. They also seek nominations from the Council for all vacancies in general needs accommodation.

## Johnnie Johnson Housing Trust

Astra House, Spinners Lane, Poynton, Cheshire, SK12 1GA

Telephone:	0845 604 1095
Email:	general.enquiries@jjhousing.co.uk
Website:	www.jjhousing.co.uk
No. properties:	48
Location:	Codicote (all in The Bury, Bury Lane).
Type:	1 bedroom flats and 2 bedroom bungalows for the elderly.
How to apply:	Through the Council.

## Moat Housing Group (Garden Housing Association)

5 The Beacons, Hatfield, Herts, AL10 8RS

Telephone:	01707 257860
Email:	customer@moat.co.uk
Website:	www.moat.co.uk
No. properties:	26
Location:	Letchworth and Hitchin.
Type:	2 & 3 bedroom houses in Martin Way, Letchworth and newly built 2 bedroom flats in Morello Close, Hitchin (which are all shared ownership).
How to apply:	Direct to the Hatfield office. If you would like to enquire about shared home ownership, please call 07002 662846.

## North British Housing Association

Matrix House, North 4<sup>th</sup> Street, Milton Keynes, MK9 1NJ

Telephone:	0845 604 4446
Website:	www.placesforpeople.co.uk
No. properties:	5
Location:	Kimpton (all in Lloyd Way).
Type:	2 bedroom bungalows for the elderly.
How to apply:	Through the Council.

## North Hertfordshire Homes

Town Hall, Broadway, Letchworth, Herts, SG6 3PD

Telephone:	01462 474600
Email:	lettings@nhh.org.uk
Website:	www.northhertshomes.co.uk
No. properties:	Over 8,200
Location:	Throughout North Herts district.
Type:	All types of accommodation for general needs and special needs, including 24 elderly persons schemes.
How to apply:	Through the Council (or directly for NHH tenants). NHH accepts Council nominations for 75% of available properties.

## Papworth Housing Trust

Papworth Everard, Cambridge, CB3 8RG

Telephone: 01480 830341  
Email: info@papworth.org.uk  
Website: www.papworth.org.uk

No. properties: 4

Location: Chidwick Way, Letchworth and St Mary's Park, Royston

Type: Bungalows (all to wheelchair accessible mobility standards).

How to apply: Through the Council.

## Sanctuary Housing Association

Collier House, Mead Lane, Hertford, Herts, SG13 7UZ

Telephone: 01992 513400  
Website: www.sanctuary-housing.co.uk

No. properties: 98

Location: Letchworth and Hitchin.

Type: 1, 2, 3 & 4 bedroom houses in Beech Hill, Chasten Hill, Warren Close and Valley Road, Letchworth. Some of these are shared ownership properties. Sanctuary also provides 1 bedroom flats and bedsits in York Road, Hitchin, as well as 14 bungalows, mostly in Letchworth.

How to apply: Direct to the housing association or through the Council. Sanctuary accepts Council nominations for 50% of available properties.

## St Pancras & Humanist Housing Association

St Richard's House, 110 Eversholt Street, London, NW1 1BS

Telephone: 020 7209 9222  
Email: info@sph.org.uk  
Website: www.sph.org.uk

No. properties: 50

Location: Royston, Ashwell and Little Wymondley.

Type: 2, 3 & 4 bedroom houses in Blake Close, Royston and Station Road, Ashwell. St Pancras also has 1 & 2 bedroom flats in Blake Close, Station Road and Elms Close, Little Wymondley.

How to apply: Through the Council. St Pancras accepts Council nominations for 50-75% of available properties.

## Springboard Housing Association

Springboard House, 2A Cloughton Road, London, E13 9PN

Telephone:	020 8475 0033
Email:	info@springboardha.org.uk
Website:	www.springboardha.org.uk
No. properties:	93
Location:	Mostly Letchworth and Royston, with a limited number in Hitchin and Baldock.
Type:	1 bedroom flats, maisonettes and bedsits (including shared student accommodation). Springboard also manages 1 bedroom flats in Mary Barfield House, Royston for elderly people with special needs.
How to apply:	Through the Council. Special needs applications are assessed by specialist panels.

## Stort Valley Housing Association

Swordess Court, Basbow Lane, Bishops Stortford, Herts, CM23 2NA

Telephone:	01279 714714
No. properties:	11
Location:	Royston and Whitwell.
Type:	All recently built properties. 4 bungalows in St Mary's Park, Royston. 1, 2 & 3 bedroom houses in Bradway, Whitwell.
How to apply:	Through the Council. Stort Valley accepts Council nominations for 75% of available properties. Priority is given to applicants with a connection to Whitwell and applicants over 60.

## Warden Housing Association

Housing Management, Belvue House, Bell Lane, Stevenage, Herts, SG1 3HW

Telephone:	01438 746910
Website:	www.warden.org.uk
No. properties:	53
Location:	Letchworth.
Type:	2, 3 & 4 bedroom houses. Warden also has a small number of 1 & 2 bedroom flats at Creamery Court.
How to apply:	Direct to the housing association.

## William Sutton Trust

Two Waters House, Lawn Lane, Hemel Hempstead, Herts, HP3 9WH

Telephone:	01442 283100
Email:	south.division@williamsutton.org.uk
Website:	www.williamsutton.org.uk
No. properties:	334
Location:	Mostly Letchworth, also Hitchin.
Type:	There are 50 properties (2, 3 & 4 bedroom houses) in Old Hale Way, Hitchin. William Sutton has 2, 3 & 4 bedroom houses and 1 & 2 bedroom flats in Letchworth.
How to apply:	Direct to the housing association or through the Council. William Sutton accepts Council nominations for 75% of available properties.