



You can apply for housing direct to any of the following housing providers:-

West Dunbartonshire Council Municipal Buildings Clydebank G81 1TG 01389 737000	Link Housing Association Abbey mill Business Centre Mile End Mill Unit 1005 -1011 12 Seedhill Road, Paisley PA1 1US 0141 332 6041
Trafalgar Housing Association 430(a) Dumbarton Road Dalmuir Clydebank G81 4DX 0141 952 4676	Cordale Housing Association 1 Red Row Renton Dunbartonshire G82 4PL 01389 721216
Clydebank Housing Association 77-83 Kilbowie Road Clydebank G81 1BL 0141 941 1044	Dunbritton Housing Association 1ST Floor 32 High Street Dumbarton G82 1LL 01389 761486
Faifley Housing Association Skypoint Centre Lennox Drive Faifley Clydebank G81 5JY 01389 877924	Bellsmyre Housing Association 16 Merkins Avenue Bellsmyre Dumbarton G82 3NP 01389 765179
Knowes Housing Association 10 Field Road Faifley Clydebank G81 5BX 01389 877752	Margaret Blackwood HA (special needs) Craigievar House 77 Craigmount Brae Edinburgh EH12 8YL 0131 317 7227

We are committed to equality and diversity, valuing people's differences and aim to provide a service to all of our customers. We are happy to make any of our information available in other formats and languages. If you need this information in Braille, on audio tape, in large print or in a different language, please let us know. We will also be happy to arrange a sign or language interpreter on request. If you need any more help or advice, our staff will be happy to help.



Dalmuir Park Housing Association
Beardmore House
631 Dumbarton Road, Dalmuir,
Clydebank, G81 4EU 0141-952-2447
www.dpha.org.uk



Housing Applications - Additional Information

Version 1.2 November 2010

This leaflet has been prepared to assist you in completing the Housing Application Form and provide some basic information on the allocation of our houses. You can speak to a Housing Officer for further details.

Housing Stock

DPHA has approximately 700 properties in ownership, the majority being 1 and 2 bedroom flats located in traditional red sandstone tenements in the Dalmuir area of Clydebank. The remainder of our properties comprise of 1, 2 and 3 bedroom flats with a range of wheelchair, amenity and sheltered properties in various new build and modern style developments. We also own 40 flats let on a shared ownership basis where the resident owns 25, 50 or 75% of the equity.

Availability of Housing

DPHA has around 60 - 90 properties available for let in the course of a year and applications from around 250 people per year. It is not possible to make an offer to all applicants so the properties are allocated according to a points based Allocations Policy, which prioritises those in most housing need.

Communication

After completing this application form the Association will assess your prospects of housing and advise you within 14 days. A letter will be sent to you explaining if you have been placed on the list or not and how many points you have been awarded. If you have not been placed on the list then the letter will explain the reasons. An applicant can contact the Housing Officer during normal office hours and should be able to discuss their application further. If the Housing Officer is unavailable an appointment can be made.

Waiting Time

While the Association can anticipate to a certain extent the number of properties available over a period of a year it is always difficult to indicate to individual applicants when an offer will be made to them. The Association attempts to anticipate the numbers available for each house size each year. Your place on the list should give you an indication of the prospects of housing depending on the turnover of properties. However we accept more than 150 additional people onto the list each year and some of these applicants may be placed in front of you on the list. We are likely to have 25 - 30 one-bedroom properties available in one year and if you are between tenth and fifteenth on the list your prospects of being offered a house is very good. This information is only an indication and cannot be guaranteed to be wholly accurate. More information is available at the office or on request.

Offers

Your application is placed on the list for the size of property your family circumstances require. If you are at or near the top of the list an offer may be made available to you. Normally the Housing Officer will contact you by letter or visit your home.

Tenancy Types

All new tenants will be offered a tenancy on a Scottish Secure Tenancy basis. The terms of the tenancy are fairly extensive and you will have the opportunity to discuss any aspect of the document with the Housing Officer prior to signing the Agreement.

Rent

There is a wide range of rent levels for DPHA properties and this depends on the quality and facilities the properties have. The following table gives a rough guide to monthly housing costs:-

No of Bedrooms	New Build	Rehabilitated
1	£220	£200
2	£240	£220
3	£280	£250

If you are on a low wage or are not working you may qualify for Housing Benefit to cover some or all of the rent charge.

Other Housing tenures

The Association also has a number of properties in Shared Ownership. These properties are partly bought by the residents and the Association receives a rent for the part still in our ownership. You can buy 25, 50 or 75% initially are required to buy outright 20 years after the build date. Most properties are bought during the development stage and we do not tend to have many to relet after that time. For information on availability of such properties, you should contact the Association or usually the local estate agent who markets the properties on behalf of the sharing owner. Sharing owners are responsible for all internal and external repairs as well as services charges. More information is available from the office.

Other Housing Providers

Within the West Dunbartonshire Area there are a number of other housing providers including the Council and other Housing Associations. By far the biggest Landlord is the West Dunbartonshire Council who own over 10,000 properties while the housing associations have around 5000 between them. You are advised to make application to these other providers who may be able to assist you where DPHA cannot. Furthermore DPHA allocates 50% of our vacant properties to nominations from the Council so if you apply to West Dunbartonshire Council your prospects of being housed may be increased.

We also have an agreement that WDC sends us nominations for all available properties in some areas (e.g. Nairn Street Shaftesbury Street, wheelchair accessible housing) but you should still apply to us direct.

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