

A Guide to Housing Options in South Ayrshire

Na życzenie klienta, informacje te mogą być udostępnione w innych językach oraz formatach

可按要求將本資訊翻譯成其他語言和轉變為其他格式。

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1. INTRODUCTION

This booklet gives advice on the range of housing options available in South Ayrshire.

The directory at the back of this booklet lists agencies in the area that can provide housing and housing related advice.

More detailed information can be found in The South Ayrshire Housing Options Guide, which can be found in the Housing and Property section of the Council's Web site:

www.south-ayrshire.gov.uk

2. HOMELESSNESS

If you are homeless or are threatened with becoming homeless within 2 months, the Local Authority has a legal duty to help you.

You are homeless if:

- You have nowhere to live
- You have nowhere that you and your family can live together
- You have somewhere to live but are scared to stay there because of threats of violence
- You have somewhere to live but it is overcrowded and causing you health problems.
- You are living somewhere but the owner has not given you permission to be there.
- You have been staying with a friend or relative but they have told you to leave.
- You live in a caravan, mobile home, or boat and have nowhere to put it.

Even if you are not homeless, but are worried that you may be in danger of losing your accommodation, you should contact your local housing office or independent housing advice agency for advice. The earlier you seek advice the more opportunity there may be to look at your options and to provide assistance, which may prevent your homelessness.

For further information on homelessness or to request a homeless interview you should contact:

**The Homeless Service
80/88 Kyle Street
AYR
Tel: 01292 611600**

If you are outwith Ayr, you should contact your local Area Housing Office. Contact details are at the back of this leaflet.

**If you are homeless outwith office hours, please call
Freephone: 0808 1003151
Or alternatively you can contact your nearest Police Station.**

If you are homeless, you will be given an appointment and be interviewed by an experienced officer who will assess your application.
You have the right to be accompanied at your interview by a friend, relative or support worker.

If required, you will be offered temporary accommodation. This could be within a hostel, B&B or furnished accommodation.

Depending on the outcome of your application you may be offered suitable permanent accommodation, when this becomes available, or given temporary accommodation and advice and assistance to find permanent accommodation,
Throughout the process you have the right to get Independent Legal advice.

A list of agencies that can offer independent advice and support can be found at the back of this booklet.

3. LOCAL AUTHORITY HOUSING

South Ayrshire Council is the largest provider of rented accommodation in the area. The Council currently owns just over 8,600 properties for rent. The housing stock is distributed across the geographical area, both within the main towns of Ayr, Prestwick, Troon, Girvan and Maybole, and the surrounding rural villages.

Details of the Council's housing stock and allocations policy can be found in the Housing and Property Section of our website. www.south-ayrshire.gov.uk

Full details on how to apply for a house can be found in the information booklet "Applying for a House – An Applicants Guide".

There is a high demand for housing in some neighbourhoods, and this may result in lengthy waiting times. There are also some neighbourhoods where waiting times may be lower.

For detailed Housing Advice and Information or to pick up an Application Form and Applicant's Guide please contact your local Area Housing Office.

Ayr Office: 21 River Terrace Tel :01292 616000	Troon: South Beach Tel: 01292 313555
Prestwick 2-6 The Cross Tel: 01292 671666	Girvan: 17/19 Knockcushan St. Tel: 01465 712299
Maybole: 64 High Street Tel: 01655 882124	

4. REGISTERED SOCIAL LANDLORDS

Registered Social Landlords provide quality affordable housing for those in housing need. Housing Associations, Housing Co-operatives and Local Housing Companies all fall under the term Registered Social Landlords, referred to as "RSLs"

The 8 RSLs that operate within South Ayrshire provide a variety of accommodation for different client groups. Accommodation provided includes: mainstream, amenity, sheltered and very sheltered housing.

Each RSL operates its own individual allocation policy and points system. Most RSLs also have a nomination agreement with the Local Authority whereby the Council can nominate people from their list for 50% of RSL vacancies. The decision on whom the property is actually allocated to remains with the RSL.

Details of all RSLs' stock, allocation policies and current rent levels can be found in the Housing Option Guide on the Council's Web site or by contacting the RSLs (detailed below).

AYRSHIRE HOUSING

Ayrshire Housing is a large locally based housing association. The association was formed in 2003 through the amalgamation of **Carrick Housing Association** and **South Ayrshire Homes**.

For further information and application form contact:

AYRSHIRE HOUSING
119 Main Street
AYR
KA8 8BX
Email:
Website:

Tel: 01292 880120
info@ayrshirehousing.org.uk
www.ayrshirehousing.org.uk

WEST OF SCOTLAND HOUSING ASSOCIATION

West of Scotland Housing Association provides properties for rent located in **Ayr, Mossblown, Prestwick & Troon**.

Note: The Association only allocates a small number of houses each year.

For further information and application form contact:

West of Scotland Housing Association
Ayrshire Office
17 Portland Road
KILMARNOCK KA1 2BT
E-mail: Ayrshire@westscot.co.uk
General Enquiries Tel: 0844 892 0321

TRUST HOUSING ASSOCIATION LTD

Trust Housing Association own and manage properties throughout Scotland. In South Ayrshire the association has properties, located in **Ayr, Girvan & Troon**, providing principally, sheltered, very sheltered and amenity housing.

For further information or an application form contact:

Gerry Brennan, Housing Operations Manager
Trust Housing Association Ltd.
1st Floor, Pavillion 5
Watermark Business Park
345 Govan Road
GLASGOW **Tel 0141 227 8513**
G51 2SE
Email : gbrennan@trustha.org.uk
Web site : www.trustha.org.uk

MARGARET BLACKWOOD HOUSING ASSOCIATION

The aim of Margaret Blackwood Housing Association is to enable people who have physical disabilities to obtain affordable housing.

In South Ayrshire the association has properties located in Ayr comprising of general needs, wheelchair and elderly amenity housing.

Margaret Blackwood Housing Association
Suite 102
The Pentagon Centre **Tel: 0141 221 1606**
Washington Street **E-mail: info@mbha.org.uk**
GLASGOW G3 8AZ **Website: www.mbha.org.uk**

HANOVER HOUSING ASSOCIATION

Hanover Housing Association provides sheltered and amenity houses for rent throughout Scotland mainly for the elderly.

Hanover Housing Association in South Ayrshire has properties in Prestwick, Troon and Ayr.

For an application form and further information contact:

Hanover Housing Association

West Area Office:

Hanover (Scotland) Housing Association Ltd

Pavilion 5 (Ground Floor)

Watermark Business Park

345 Govan Road

Glasgow

G51 2SE

Tel: 0141 553 6300

Fax: 0141 553 6329

E-mail: westinfo@hsha.org.uk

Website: www.hsha.org.uk

LINK HOUSING

Link Housing Association in South Ayrshire has general needs properties for rent in Prestwick.

For an application form and further information contact:

Link Housing Association

Abbeymill Business Centre

Mile End Mill

Unit 1005/1011

12 Seedhill Road

PAISLEY

Tel: - 0845 1400100

PA1 1JS

Fax : 01324 417184

Email : csc@linkhaltd.co.uk Website: www.linkhousing.co.uk

BLUE TRIANGLE HOUSING (GLASGOW) HOUSING ASSOCIATION

The Blue Triangle project in South Ayrshire project provides supported accommodation single homeless adults aged 21 years and over.

Applications for accommodation are via a referral from South Ayrshire Council's Homeless Service.

Blue Triangle (Glasgow) Housing Association Ltd.

Chalmers Court

36 Charlotte Street

AYR

Tel: 01292 284821

KA7 1EA

Fax: 01292 284821

Email: chalmerscourt@btha.org.uk

5. RENTING FROM A PRIVATE LANDLORD

In South Ayrshire private rented accommodation accounts for around 5.5% of the total housing stock and is widely distributed throughout the area. Property rented from a private landlord can either be furnished or unfurnished.

Anyone letting a property is required by law to register with the Local Authority. It is an offence for an unregistered landlord to let a property. You can check whether a landlord is registered by visiting the Landlord Registration website.

www.landlordregistrationscotland.gov.uk and click on the Public Search Button.

How to find a private let

There are a few specialist private letting agencies in South Ayrshire and some Estate Agents and Solicitors who have property to rent. Some Landlords advertise in local newspapers or in the windows of local newsagents.

Rent Deposit

Most landlords ask for a deposit (usually one month's rent) before renting out a property.

SeAscape is an organisation, offering a rent deposit scheme for people living in South Ayrshire. If you are over 18 and on a low income or in receipt of benefits, you can be referred to SeAscape by the Council's Homeless Service or by other support agencies.

Private Tenancy Agreements

For tenancies started after 2nd January 1989, the landlord must provide you with a written tenancy agreement, which should state:

- How long the tenancy is for
- How much the rent charge is
- When and how the rent should be paid

Security of Tenure

As long as a tenant does not break any of their tenancy conditions they will have the right to stay in their rented accommodation for as long as the tenancy agreement specifies. Landlords can serve a Notice to Quit (NTQ) on a tenant but they do not have to leave unless a Notice of Proceedings (NOP) has also been served.

You can get advice on your lease from a solicitor or independent housing advice agency.

Private Housing Benefit

If you are renting from a private landlord your rent might not be fully covered by Housing Benefit. It is important that you contact Unified Benefit staff to find out what level of rent is likely to be met by Housing Benefit before you agree to take on a private tenancy (see section 8 Financial Advice and Assistance)

More detailed information can be found in The South Ayrshire Housing Options Guide, which can be found in the Housing and Property section of the Council's Web site: www.south-ayrshire.gov.uk

6. HOME OWNERSHIP OPTIONS

Buying a House

You may wish to consider the option of buying a property. House prices in South Ayrshire can be quite varied, depending on the area, size and type of property.

Lists of properties for sale can be obtained by contacting the numerous Estate Agents and property Solicitors operating throughout South Ayrshire. Local weekly newspapers (The Ayrshire Post, Kilmarnock Standard, Ayr Advertiser, Prestwick & Troon Advertiser and The Carrick Gazette) also have property sections.

Advice on Mortgages, Valuations and finding a Solicitor can be found in the Housing and Property Section of the Council's web site.

A booklet titled "Thinking about buying" is also available free by contacting
The Scottish Government Tel: 0131 244 2105

Building a House

Building your own home can be a very satisfying option but it is important that you plan carefully in the beginning to avoid any pitfalls.

The first step in building your own home is finding and purchasing a suitable site to build on. These will be advertised in local newspapers, Estate Agents and property Solicitors' offices.

Some sites will have outline planning consent for housing, some will be serviced with water, electricity and gas, however some will have neither planning consent or services. **Do not purchase a site until you have, at the very least, outline planning consent.**

Planning and Building Standards Officers will be happy to give you advice on the planning system and general aspects of the building process. They can be contacted at the following address.

**South Ayrshire Council
Planning Services and Building Standards Services
Burns House, Burns Statue Square, Ayr Tel: 01292 616100**

Shared Ownership Housing

Shared ownership housing is a cross between renting from a Housing Association and owning a house.

In South Ayrshire, **Ayrshire Housing**, **West of Scotland Housing Association** and **Trust Housing Association** all provide the option of shared ownership housing

LIFT – New Supply Shared Equity

LIFT is a scheme introduced by the Scottish Government aimed at helping people on low incomes who wish to be home-owners but cannot afford to pay the full price for a house.

Grants are available to allow Registered Social Landlords to build new houses which will be available for sale on a shared equity basis.

LIFT will mainly aim to help first-time buyers, but can help others too. For example, a disabled person who needs help to move to a more suitable house. HomeStake will be available mainly in new housing developments.

More information on the scheme can be found on the Scottish Government's website. www.scotland.gov.uk

7. REPAIRING AND IMPROVING YOUR HOME

The Council operates a number of grant schemes to help people living in owner-occupied or privately rented properties to meet the costs of having their homes repaired, improved or adapted.

There are two types of grant – Improvement Grants (which includes Disabled Persons grants) and Repair Grants. The type of grant available to you will depend on the type of work you want carried out.

Detailed information on grants can be found in the Property and Housing section of the Council's website or by contacting.

Building Standards Services
Burns House,
Burns Statue Square
Ayr KA7 1UT
Tel (North Team): 01292 616111
Tel (South Team): 01292 616176

Care and Repair

South Ayrshire Care and Repair offer free advice and assistance on home improvements, repairs and adaptations, to homeowners and private sector tenants 60 or over or, if under 60, referred to Care and Repair by Social Work or Health.

The service is available to people aged over 60 or people with disabilities living within South Ayrshire. To:

- Arrange for an assessment of works required
- Obtain quotes from selected contactors
- Discuss costs and help to organise finance
- Organise for drawings to be prepared
- Monitor the works in progress
- Provide advice and support throughout the process.

For further information or to arrange an appointment contact:

South Ayrshire Care & Repair
The Cronin Building, Auchincruive, Ayr, KA6 5HW Tel 01292 521126,
Fax 01292 525891
Email: enquiries@southayrshirecareandrepair.co.uk
www.southayrshirecareandrepair.co.uk

8. ENERGY ADVICE AND ASSISTANCE

The Energy Efficiency Advice Centre provides free, impartial and friendly advice to all households regarding every aspect of energy efficiency in the home and availability of heating and insulation schemes. For advice contact:

Energy Efficiency Advice Centre
FREEPOST SC05612
Ayr, KA7 1BR
01292 521896

Tel: Freephone: 0800 512 012
Email: Energy.agency@south-ayrshire.gov..uk
Web Site: www.energyagency.org.uk

8. FINANCIAL ADVICE AND ASSISTANCE

Housing Benefit

Most people who are on low incomes and rent their homes are entitled to receive Housing Benefit, which is largely funded by the Government.

The Housing Benefit Scheme operates as a rent allowance for private sector tenants and as a rent rebate for public sector tenants (Council tenants and Housing Association/RSL tenants)

In South Ayrshire the Housing Benefit Scheme is administered by Unified Benefits who are part of the council's Chief Executive Department. Unified Benefits teams are based within the 6 Area Housing Offices.

Unified Benefits administer both Housing and Council Tax Benefit; claims are made using a single application form.

Further information and an application form can be obtained by contacting Unified Benefits Officer at your local Area Housing Office.

Welfare Rights Service

Based in the Social Work Offices at 67 Kyle Street, the Welfare Rights Service offers:

- Advice on complex benefit issues.
- Representation at appeals or reviews
- Information and advocacy on a range of issues, including Employment Rights, Industrial Injuries, Housing and Social Services.
- Training for organisations on Social Security Benefits.
- Campaigning to encourage benefit take up.

The Enquiry and Information Team can also offer benefit checks to ensure income is maximised and is the initial point of contact for people seeking information on and assistance from Social Work Services.

Contact with a Welfare Rights Officer can be made through the **Enquiry and Information Team Tel: 01292 268119** or with advice assistants at your local Social Work Office.

Trading Standards.

A wide range of information, advice and assistance is available and provided by advisors of South Ayrshire Council's Trading Standards.

Advice is available in two main areas:

- Consumer Advice
- Money Advice

If you have a consumer problem they can help by informing you of your rights and if appropriate pursuing your complaint and taking action on your behalf.

Advisors also provide **free, impartial, independent and confidential** advice on debt. They can advise you how to manage your debt and outline your options.

Contact can be made by:

- Calling into their office at 5-7 River Terrace, Ayr
- Phoning on **01292 616060**
- Emailing cabac@south-ayrshire.gov.uk

The offices are open 6 days a week.

Mortgage to Rent Scheme

This scheme may be able to assist you if you are an owner-occupier facing repossession or having difficulties paying your mortgage. Your local Area Housing Office or Housing Advice Centre can give you advice on this.

A leaflet is available on the Scottish Government's web site www.scotland.gov.uk
Or by telephoning 084502790999.

9. WHERE TO GET HOUSING ADVICE AND INFORMATION

LOCAL AREA HOUSING OFFICES

Ayr Office Riverside House, 21 River Terrace AYR KA8 0BJ	Tel: 01292 616000 Email: AyrNorthHousing@south-ayrshire.gov.uk
Prestwick 2-6 The Cross, Prestwick KA9 1AN	Tel : 01292 671666 Email : PrestwickHousing@south-ayrshire.gov.uk
Troon Municipal Buildings, South Beach TROON KA10 6EF	Tel : 01292 313555 Email : TroonHousing@south-ayrshire.gov.uk
Maybole 64 High Street MAYBOLE KA19 7BZ	Tel : 01655 882124 EMail : MayboleHousing@south-ayrshire.gov.uk
Girvan 17/19 Knockcushan Street GIRVAN KA26 9AG	Tel : 01465 712299 Email : GirvanHousing@south-ayrshire.gov.uk
Homeless Services 80/88 Kyle Street AYR	Tel: 01292 611600 Out of hours Freephone: 08080 1003151 Email : HomelessTeam@south-ayrshire.gov.uk

LOCAL ADVICE AND SUPPORT AGENCIES

<p>Trading Standards Advice Centre. 5-7 River Terrace, Ayr, Tel: 01292 616060 They can provide free, impartial, independent and confidential advice on debt and consumer issues.</p>
<p>Social Work: Enquiry and Information Team Is the initial point of contact for people seeking information on and assistance from Social Work Services including Welfare Rights Service. To get a direct connection to an Advice and Information assistant : Tel 01292 268119</p>
<p>Throughcare Support Team 1 Holmston Rd. Ayr, KA7 3BA, Tel: 01292 612092 Offer advice and support to young people aged 16-21 but give priority to those leaving care or who are homeless.</p>
<p>Ayr Housing Aid Centre 3a Holmston Road, Ayr, KA 7 3BA, Tel: 01292 288111 They provide advice on all areas of housing, including private rented accommodation and your legal rights.</p>
<p>South Ayrshire Women's Aid 14 Green Street, Ayr, Tel: 01292 266482 They offer advice, support and practical help to women experiencing /or who have experienced physical or emotional abuse.</p>
<p>Ayrshire Council on Alcohol, 24 Fullarton Street Ayr, Tel: 01292 281238 They offer individual, confidential counselling with a variety of activities.</p>
<p>Barnardos South Ayrshire Family Service 62 Viewfield Road, Ayr, Tel: 01292 610479 They provide support to children, young people and families who are living in temporary</p>

accommodation or at risk of homelessness
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SeAscape

8 Barns St, Ayr, KA7 1XA tel no 01292 285424
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They operate a rent deposit guarantee scheme.

S.T.E.P. Project

McAdam House, 34 Charlotte Street, Ayr, Tel: 01292 612301

Aims to help young people aged 16-21 who are experiencing difficulties in obtaining or sustaining training.

Turning Point Scotland

Community Treatment and Rehabilitation Service (Substance Misuse)

3 Killoch Place, Ayr, KA7 2EA, Tel: 01292 619940
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They provide an addiction service offering individual support, information, group work and help to access other services.

South Ayrshire Nightstop

8 Barns St, Ayr, KA7 1XA tel no Tel: 01292 271000

Nightstop is a local voluntary agency which provides emergency accommodation for young people aged 16 to 25 who are in acute housing need, in the homes of approved volunteer families for one night at a time.

USEFUL HOUSING ADVICE WEB SITES

South Ayrshire Council: www.south-ayrshire.gov.uk

Scottish Government: www.scotland.gov.uk

Landlord Registration : www.landlordregistrationscotland.gov.uk

Shelter Scotland: www.shelterscotland.org.uk

Citizens Advice Bureau -Advice Guide: www.adviceguide.org.uk

Renting from a private landlord. www.betterrentingscotland.com