

KEY WORKER

HOUSING INFORMATION



Schools

Introduction

In the county of West Sussex, housing ranges from historic thatched cottages in our many villages, to modern town houses and large housing developments. Many homes are located close to the beach with sailing or surfing, near the South Downs or local woods and golf courses, and easy reach of lively nightlife and large shopping centres. Although regarded as a relatively expensive area for housing because of its geographic attractiveness and proximity to London, prices in West Sussex vary considerably across the county and within towns.

West Sussex County Council recognises the pressures of finding a suitable home, whether you are renting, purchasing or trying to meet your changing needs. This is especially true when moving into the county to take up a new appointment.

A number of options are available to provide assistance, subject to eligibility. These are referred to in the different sections of this document. A Key Worker Housing web page also exists with additional information at: <http://wsqfl.westsussex.gov.uk/housing>

Communicating your housing needs

If you have any problems affording or finding suitable housing, help yourself by investing a little of your time to:

- register yourself with the government funded Key Worker Living Options included Discounted Renting if you meet the government definition, or if not for the Low Cost Housing Options. All these options fall under the governments umbrella scheme called Homebuy. The Homebuy Agent covering West Sussex is on the following web site: <http://www.moat.co.uk>
- register yourself with the local Borough or District Council where you want to rent or buy by filling in their Housing Application form to go on their Housing Register, and ask them to mark you as a Key Worker. They may refer you to the Homebuy scheme above, but it is still beneficial to register with the local council as well. This option is especially appropriate if you are suffering financial hardship and trying to find family accommodation to rent, but also useful for other options.

Who is eligible for keyworker housing?

West Sussex County Council recognises its Education employees for Key Worker Housing if they are holding the post of:

- Teachers, qualified and unqualified in LEA schools and Peripatetic
- Qualified Nursery Nurses
- Qualified Educational Psychologists

For other professions please see the flier titled Key Worker Housing Information for Cross Service Employees.

Please note that Key Worker eligibility is not common across all authorities or solutions, and it depends on who is funding or controlling the allocation:

- a) The main Government funded scheme, Homebuy/Key Worker Living, does not recognise all of the above posts, (ie Unqualified teachers) but there are other options available.
- b) Local Authorities (Councils) have independent Key Worker definitions, often wider than the Government one, and Housing Associations will occasionally be able to apply the local Council's definition to housing.

Purchase options require you to have a permanent contract or at least 6 months remaining on a 12 month or longer temporary contract. Also, for purchase solutions you must normally have worked at least 3 months of any contracts temporary or permanent before you can complete a purchase. Agency workers are not eligible for any Key Worker Housing options. You no longer need "Indefinite Leave to Remain" in order to purchase.

Housing Solutions

Renting Options:

- There are a very small number of rented solutions controlled by WSCC, please see the Key Worker Housing web pages for details.
- For new build rental housing see **Government Funded Schemes** below
- Local Councils may be able to help if your rental housing need is high, see **Local Council Renting** on the web page
- If you are an existing Council or Housing Association Tenant seeking to move, see **Social Rented Transfers** on the web page
- Housing Benefit may help in some cases, see **Housing Benefit** on the web page
- The Private Rental sector may have a solution, see the web page for useful property search web sites.
- For some posts, removal costs may be refunded, see **Removal and Resettlement Scheme** below.

Purchase Options:

- For a general overview about purchasing a property see **Purchasing Overview** on the web page
- For funded options helping you to purchase, also supporting some applicants who currently own a property, see the item below on **Government Funded Schemes**.
- To get a feel for the property availability and prices, check out the **Contact Points** on the web page.
- For some posts, removal costs may be refunded, see **Removal and Resettlement Scheme** below

Government Funded Schemes

The Government has funded the Homebuy Programme, launched in April 2006. MOAT Housing Group, a Housing Association, has been selected to be the Homebuy Agent for West Sussex. A major element of the programme is called Key Worker Living and includes different options for Key Workers meeting the Government specified eligibility.

The Key Worker funding provides assistance for first time or subsequent purchase, and rent options, for the following Key Worker categories working in Schools:

Qualified Teachers, Qualified Nursery Nurses, Qualified Educational Psychologists.

For other professions please see the leaflet titled Key Worker Housing Information for Cross Service Employees.

There are also housing purchase options in the programme that are available to the public. Any West Sussex County Council Key Worker who does not meet the Government eligibility may be able to apply for the public options.

The Key Worker Living programme includes the option of Discounted Rent (reduced rent compared with the Private Rental Market) and mainly applies to some new properties being built by Housing Associations. The Key Worker Discounted Rent option does not apply to properties from the Private Rental Market.

There are two different Key Worker Living purchase options available:

- New Build Homebuy (part buy - part rent, often called shared ownership) where properties are set aside on housing developments
- Open Market Homebuy where funding is invested alongside your mortgage and any deposit, helping you purchase from the open market.

First Time Buyers Initiative is a new scheme being launched in 2007 where selected New Build properties are available for a 50% purchase share. The remaining 50% is free of charge for the first three years with subsidised rental charges introduced after. The rental charge starts at 1% in Year 4 and increases, with a maximum of 3% in Year 6.

The schemes do have options to help those who are already purchasing a property but need to move due to a change in circumstances. Key Workers who have used a government funded option in the past are often able to transfer the funding to a different property if their circumstances change and they need to move.

For further details on any option, and to see which ones can help in your circumstances, apply direct for Homebuy at www.moat.co.uk

Removal and Resettlement Scheme

This is a summary of the scheme updated in April 2004. Full details

can be found on the blue claim form REMO 2 SCHOOLS that should be supplied by the school. Providing the applicant meets certain conditions, and the school has subscribed to the scheme, assistance may be given towards reimbursement of removal expenses, professional fees including mandatory charges, incidental expenses and lodging allowances. The post filled must have been advertised nationally, or on the WSGfL website, to be valid for this scheme.

Please note this scheme only applies;

- to teachers who are newly appointed to a permanent post in a West Sussex school, or taking a permanent post in a different West Sussex school,
- where the distance from their new home to the new school is at least 15 miles less than the distance from their current home to the new school,
- if, when appointed, they live in a home being purchased or owned by them and/or their cohabiting partner who is moving with them to the new home. They must intend to, and endeavor to, sell that home, which must not be rented out.

iv) if the applicant or their partner did not own a home on the date the job offer was accepted then they are eligible to claim for Removal Expenses only.

v) if the applicant or their partner sold a property within the 12 month period leading up to the date the job offer was accepted, the sale can be considered as

enabling their job application, and the applicant eligible for all elements of the Removal and Relocation Scheme including any extensions to it.

- vi) their current home may already be within or adjacent to West Sussex but only if the distance criteria above is met.
- vii) the new home must be within or adjacent to West Sussex and meet the distance criteria above.

The total reimbursement under all categories of this scheme is subject to an upper limit of £4,000 and covers:

- Reimbursement of the lowest of three quotes for removal expenses.
- Reimbursement of Stamp Duty, Land Registration Charges, legal agents and surveyor's fees and advertising costs.
- Incidental expenses.
- Lodging allowance for a maximum of 26 weeks.

Note: Original receipted VAT invoices must be supplied to claim any expenses, and will not be returned.

The Mortgage Supplement Scheme is an extension to the Removal and Resettlement Scheme, on a discretionary basis for shortage subjects, Deputy Headteachers and Headteachers. The allowance is payable for 3 years on a reducing basis. Further details can be found on the Key Worker Housing web page, and full details on the green application form MSI that should be supplied by the school.



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