



Report for	Scrutiny Panel
Title	Housing Demand Data
Report for	Briefing
Business plan link	Housing Demand
Risk map link	N/A
Authority for decision	N/A
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1. INTRODUCTION/SUMMARY

Members of Scrutiny Panel visited the Advice and Homelessness Prevention Service on 29th September. The Members in attendance advised it would be useful for them to receive information relating to other parts of the service in addition to the Service Update provided on the day. This briefing provides an overview of the current position on temporary accommodation and data relating to the housing register and social housing lettings.

2. HOUSEHOLDS LIVING IN TEMPORARY ACCOMMODATION

At today's date there are 3109 households living in temporary accommodation. There are various forms of temporary accommodation including, but not limited to, bed and breakfast hotels, annex accommodation, Council owned hostels and units leased from private sector landlords. There are regulations on the use of bed and breakfast accommodation for households with children or a pregnant member of the household and these prohibit use of this type of accommodation in excess of a six week period. There are currently 44 households in bed and breakfast type accommodation and none of the protected cohort has spent more than six weeks in occupation. The majority of the temporary accommodation portfolio comprises of 'annex' accommodation, this being nightly purchased, self-contained accommodation procured via private landlords.

A small number of the households in temporary accommodation (137) are currently pending a statutory decision on their homelessness application; the remainder are all approved cases to whom the Council has a full housing duty. Over 1400 households in the cohort are subject to the provisions of the Localism Act which gave local authorities the power to make a suitable offer of private sector accommodation to discharge the homelessness duty rather being required to make a suitable offer of social housing which was the previous position.

The bed size requirements for those currently living in temporary accommodation are as follows:

1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	8 bed
153	1607	1073	233	34	8	1

3. HOUSING REGISTER

The new Allocations Policy was implemented on 29th September 2015. The changes included the rationalisation of five housing need bands to three, the inclusion of a three year residency qualification and minor changes such as the inclusion of an annual quota for those leaving the Armed Forces and a commitment to make available 1% of lettings to applicants qualifying for Right to Move.

Prior to the new Policy being implemented, there were over 11,500 households on the housing register, the vast majority of whom had no realistic chance of ever securing social housing. With the exception of 20 properties that were let to social housing tenants in Band C in 2012/13



as part of a Local Lettings Plan at Tottenham Hale, all lettings have been made to applicants in Bands A and B.

Following the introduction of the Allocations Policy in September 2015, the register has decreased to around 7500 households who are banded as follows:

Band A	336
Band B	3154
Band C	4056
TOTAL	7546

The Housing Act 1996 (as amended) provides the framework for an authority's Allocation Policy and there are certain groups of applicant that have to be given a 'reasonable preference' within the Policy. These include applicants who are homeless, or are living in unsatisfactory conditions such as overcrowded or insanitary housing, applicants who need to move on welfare or medical grounds and those who need to move to a particular locality in the district, where failure to do so would cause hardship. Band A operates to meet the housing need of applicants with a critical need to move, such as urgent management transfers and critical medical/welfare need. The Band also includes social housing tenants who are under-occupying their homes and wish to move to smaller accommodation. Band B consists mainly of applicants accepted as homeless and living in temporary accommodation plus a small number of severely overcrowded social tenants or others with a serious medical/welfare need. Band C contains all other applicants who have a reasonable preference. Within each Band, applicants are placed in date order based on inclusion in the Band and this is known as their 'effective date'.

4. LETTINGS INFORMATION

The number of social lettings has been reducing year on year and the following tables show the annual number of lets by year and bed size:

LETTINGS 2011 - 2012							
Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	TOTAL
10	458	352	215	50	16	2	1103

LETTINGS 2012 - 2013							
Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	TOTAL
8	445	308	143	41	2	1	948

LETTINGS 2013 - 2014							
Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	TOTAL
13	433	240	127	29	6	0	848

LETTINGS 2014 - 2015							
Studio	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	TOTAL
10	388	170	98	28	2	1	697



5. AVERAGE WAITING TIMES FOR SOCIAL HOUSING

The average waiting times for social housing by Band is shown in the table below:

AVERAGE WAITING TIMES 2012/13					
Band /Beds	Studio/ 1 bed	2 bed	3 bed	4 bed	5 bed+
A	1yr 8m	3yr 0m	5yr 3m	8yr 10m	
B	3yr 0m	6yr 10m	9yr 7m	9yr 4m	5yr 9m
C		4yr 9m*			
Average across all 3 Bands	2yr 7m	6yr 6m	9yr 1m	9yr 3m	5yr 9m

*Local Lettings Plan – Tottenham Hale

AVERAGE WAITING TIMES 2013/14					
Band /Beds	Studio/ 1 bed	2 bed	3 bed	4 bed	5 bed+
A	1yr 2m	3yr 2m	5yr 5m	5yr 1m	
B	3yr 2m	7yr 2m	10yr 5m	11yr 4m	12yr 5m
Average across both Bands	2yr 1m	7yr 3m	10yr 0m	9yr 8m	12yr 5m

AVERAGE WAITING TIMES 2014/15					
Band /Beds	Studio/ 1 bed	2 bed	3 bed	4 bed	5 bed+
A	1yr 4m	3yr 8m	6yr 1m	0yr 7m	7yr 4m
B	2yr 6m	8yr 1m	10yr 7m	8yr 8m	9yr 9m
Average across both Bands	1yr 11m	7yr 7m	10yr 2m	8yr 4m	9yr 2m

