
Update Report

Who Gets Social Housing 2021 - 2022

Lead Member Briefing: 9th January 2023
Housing Scrutiny Commission: 27th February 2023

Assistant Mayor for Housing: Cllr Elly Cutkelvin
Lead Director: Chris Burgin

Useful information

- Ward(s) affected: All
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- Report version number: 1

1. Purpose

- 1.1. This report provides an update to Members of the 'headline' Housing Register and Lettings data, relating to Leicester City Council's Housing Register.
- 1.2. The report deals with the period starting 1st April 2022 and ending 30th September 2022.

2. Headline data from the Housing Register

2.1. Overall number of households on the Housing Register

- 2.1.1. The number of households on the Housing Register has increased by 5% from 6053 on 01/04/2022 to 6383 on 01/10/2022.

2.2. Banding proportions

- 2.2.1. Band 1 applicants account for 16% (1052).
- 2.2.2. Band 2 applicants account for 39% (2462) of all households on the Housing Register.
- 2.2.3. Band 3 applicants account for 45% (2869) of all households on the Housing Register.

2.3. Primary reasons for joining the Register

- 2.3.1. Overcrowding remains the biggest reason for joining the Housing Register and currently accounts for 60% (3846) of the register.
- 2.3.2. Following a Summer 2019 Policy change, there are now three levels of banding priorities for overcrowding, rather than the original two. This allows for overcrowding needs on the Housing Register to be better separated dependent on level of need, which in turn allows for those in the most critical housing need to be elevated and prioritised appropriately. Although this results in a fairer system, and a Policy more capable of allocating housing by level of need, the change did have a consequent negative impact on those remaining in Band 2, who now experience longer waiting times.
- 2.3.3. The following information summarises the differences between priorities:
 - Band 1 Overcrowding priority is awarded to those whose overcrowding meets the most critical need – either meeting the statutory overcrowding definition within the Housing Act 1988, or otherwise exceeding the property's maximum occupancy levels.

- Band 2 Overcrowding priority is awarded to those whose overcrowding falls short of Band 1 criteria, but is acknowledged within LCC's Allocations Policy as severe – generally those lacking 2 bedrooms or more, or families living in 1-bed flats.
- Band 3 Overcrowding priority is awarded to those whose overcrowding is not severe, but is acknowledged within LCC's Allocations Policy as causing potential housing difficulties – generally those lacking just one bedroom.

2.3.4. People who are homeless or threatened with homelessness accounts for 21% (1345) of all households on the Housing Register.

2.3.5. More detailed information on reasons for joining the housing register can be found at Appendix 1 - Households on the Register by Band & Priority as at 01/10/2022.

2.4. Housing demand vs. Housing Need

2.4.1. Housing demand and housing need are different.

2.4.2. Housing need is driven by population growth and various socioeconomic factors, and is measured by the Local Authority in terms of circumstances. These circumstances are then assessed, and priority is awarded on the housing register depending on the level of housing need.

2.4.3. Housing demand includes housing need as a driver, but other drivers exist. Housing demand is also driven by preference, for example wanting to live in a certain area of the city. This can subsequently drive up waiting times in that particular area. Preference is a key element of Leicester City Council's Housing Register, as we operate a choice-based lettings scheme, allowing applicants to bid on properties as they wish (with the exception of those priorities that require auto-bidding due to urgency).

2.4.4. In Leicester, information indicates the following:

Type of accommodation (i.e. house, bungalow, flat, maisonette)

- Need for all types of accommodation is high, and significantly outstrips supply.
- When looking at family-sized housing, houses have higher demand than maisonettes and flats, leading to lower average waiting times for the latter.

Adapted accommodation

- Need for adapted accommodation outstrips supply significantly. Work is ongoing to analyse this and determine how we can increase supply.

Size of accommodation

- The highest size-need is for 2-bedroom accommodation which accounts for 33% of total need.

Area of accommodation

- Housing need in all areas of the city is high, needs are highest in Troon Ward and Eyres Monsell Ward where the highest proportion of people on the housing register are awarded the highest priority (Band 1). Lowest need is in Stoneygate Ward and North Evington Ward, with the lowest proportion of people on the housing register awarded Band 1.
- Housing demand shows us a different picture. By comparing various data sets we can reliably conclude that demand for housing in Belgrave, North Evington, Wycliffe, and Stoneygate Wards is highest, despite housing need in those areas being relatively low in severity. Evidence from customer interactions backs up this conclusion, and also suggests that those currently living in those areas prefer to remain there if possible, and will wait longer on the register in order to do so, potentially leading to the high number of ongoing applications in those wards.
- Supply (lets) across the city is disparate, with the north-west seeing high numbers of lettings, as well as pockets in the south and south-west. With the exception of Evington, lets in the east of the city are much lower, with the lowest being seen in Rushey Mead Ward. Supply in various wards can be affected by a number of factors but is primarily driven by the level of Council stock in the area, and the frequency with which tenants leave accommodation.

Landlord preference

- Demand for Council tenancies is higher than Housing Association tenancies, which are also available through the Housing Register. This leads to marginally lower average waiting times for the latter.

2.5. Other observations

2.5.1. Social Housing tenants (Leicester) account for 23% (LCC tenants 939, 15% & RSL tenants 533, 8%) of all households on the Housing Register.

3. Lettings Headline data

3.1. Overall number of lettings

3.1.1. The number of lettings in the last 6 months (545) has relatively remained the same as the preceding 6-month period (557).

3.2. Which applicants are achieving the lettings?

3.2.1. Of all lettings in Q1/2 2022/2023;

- Band 1 accounted for 73% (399) of all lets in the last 6 months and 96% of all lets of family size accommodation (2 bedrooms or more). This is symptomatic of the increased pressure on the housing register from homelessness and other critical and urgent housing needs, combined with a lack of corresponding supply.
- Band 2 accounted for 21% (115) of all lets, although there were only 2 family-sized lets to Band 2 families seeking general needs accommodation in the last 6

months. This has resulted in longer waiting times for Band 2 families with an average waiting time of over 48 months for 2- and 3- bedroom accommodation in Band 2.

- Band 3 accounted for 6% (31) of all lets but it should be noted that approximately half these were allocations of Sheltered Housing, which is under less demand. Band 3 applicants have the lowest assessed housing need, and will generally not have success on the Housing Register for general needs housing, and are advised to seek other housing options.

3.2.2. 279 (51%) of all lettings were for households who became homeless or were at threat of homelessness.

3.2.3. New Parks had the most lettings (49) in the last 6 months followed by Beaumont Leys (42) and Eyres Monsell (40).

3.2.4. More detailed information on lettings can be found at Appendix 2 - Lettings by Priority for the 6-month period 01/04/2022 – 30/09/2022, and Appendix 3 - Lettings by Area for the 6-month period 01/04/2022 – 30/09/2022.

3.3. Time taken to achieve an offer of accommodation

3.3.1. Please note that where the charts below state a number, the number indicates the average time, in months, to achieve an offer during the period for applicants who are regularly bidding and exploring all available options across the whole city. Amount of time spent on the register is highly dependent on the applicant’s activity and choices. As such, waiting times increase as a result of lower bidding activity and/or activity that is focused on particular areas of the city, or particular property types.

3.4. Waiting times for ‘General Needs’ properties

3.4.1. For properties that were not directly allocated, the current average waiting times for Band 1 families seeking general needs accommodation¹ is as follows (shown in months):

	1 Bed	2 Bed	3 Bed	4 Bed+
BAND 1				
House / Maisonette	*	10	9	10
Bungalow	6	18	*	*
Flat	5	7	*	*
Bedsit	2	*	*	*
Sheltered	1	*	*	*

* Indicates that no offers were made for this type/size/band combination during period

¹ General needs properties are known as Cat C properties, and are defined as those that do not have any significant adaptations installed.

3.4.2. This has remained relatively steady compared to preceding periods, with moderate increases for 2-beds, which are under the highest pressure. Increases are attributed primarily to declining LCC stock numbers, with a lack of family homes in particular - 47% of lets in this period were 1-bed accommodation. In addition to this, direct allocations to households in urgent and critical need mean a lower number of available lets to others on the housing register, leading to longer waiting times.

3.4.3. For general needs properties that were not directly allocated, the current average waiting times for Band 2 households within 2021/2022 were (shown in months):

	1 Bed	2 Bed	3 Bed	4 Bed+
BAND 2				
House / Maisonette	*	*	56	*
Bungalow	10	*	*	*
Flat	23	*	*	*
Bedsit	17	*	*	*
Sheltered	3	*	*	*

* Indicates that no offers were made for this type/size/band combination during period

3.4.4. This has seen an increase compared to the preceding period. This is attributed to the same reasons as cited in 3.4.2., in addition to 2019 policy changes which placed more households with critical needs into Band 1, giving Band 1 a proportionately larger pull on lets.

3.5. Waiting times for Wheelchair Accessible Accommodation²

3.5.1. For wheelchair accessible properties that were not directly allocated, the current average waiting times for households within 2021/2022 were (shown in months):

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
BAND 1	31	32	60	52	31
BAND 2	*	*	*	*	*
BAND 3	*	*	*	*	*

* Indicates that no offers were made for this type/size/band combination during period

3.5.2. This has seen an increase compared to the preceding period, especially where 1-bedroom accommodation is concerned, which has tripled in time. This is attributed to a supply and demand issue that is being actively addressed through development of an Adaptations Strategy. The Strategy, led by Housing Development, will look at how we can better meet adapted demand with our existing stock, and any new stock we acquire.

² Known as Cat A accommodation, and defined as being fully adapted for wheelchair users, which would include widened doorways.

3.6. Other Adapted Accommodation³

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
BAND 1	6	7	22	*	*
BAND 2	8	20	26	*	*
BAND 3	*	*	*	*	*

* Indicates that no offers were made for this type/size/band combination during period

3.6.1. Waiting times for this type of accommodation have largely reduced compared to the preceding period, but it should be noted also that there were no lets at all to those in Band 3, which differs from the preceding period.

3.7. Ground Floor Accommodation

3.7.1. Known as Cat G accommodation, and defined as being a property all on the ground floor, or having facilities on the ground floor that would make it suitable for someone unable to use stairs.

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
BAND 1	3	16	69	*	*
BAND 2	9	*	*	*	*
BAND 3	*	*	*	*	*

* Indicates that no offers were made for this type/size/band combination during period

3.7.2. This has remained steady or improved for 1bed accommodation, but increased for family sized accommodation.

3.8. Housing Association & HomeCome Lettings

3.8.1. Lettings to Housing Associations and HomeCome accounts for 133 (24%) of all lettings in the last 6 months. This compared to 125 (22%) of all lettings for the preceding 6 months.

3.8.2. PA Housing was the largest provider with 60 (45%) of the lets with Nottingham Community the next highest provider with 15 lettings (11%).

3.8.3. There were 116 lettings to private landlords via the Housing Options Private Rented Sector Team, putting us on track for approx. 230 lettings within a 12-month window. This would be an increase of around 20% compared to the previous year. This is mainly due to an increase in the confidence of private landlords to let properties following the easing of rules imposed by the government during the pandemic to prevent homelessness, combined with the improved Landlord Incentive Schemes launched in July 2021, and the continued engagement with landlords via Forums.

3.9. Direct Allocations

³ Known as Cat B accommodation, and defined as being significantly adapted, for example having a Level Access Shower in situ.

- 3.9.1. Leicester City Council's Housing Allocations Policy allows for direct allocations of housing to be made to applicants whose circumstances merit priority rehousing on the basis of managing risk, emergencies, and best use of stock.
- 3.9.2. The number of direct lettings accounts for 24% (131) of all lettings for the past 6-month period. This is relatively unchanged to the number in the preceding 6-month period.
- 3.9.3. Direct lets to homeless households (or households at risk of becoming homeless within 56 days) accounts for 36% (109) of total direct lettings.

4. Summary of appendices:

- 4.1. Appendix 1 - Households on the Register by Band & Priority and as at 01/10/2022
- 4.2. Appendix 2 - Lettings by Priority for the 6-month period 01/04/2022 – 30/09/2022
- 4.3. Appendix 3 - Lettings by Area for the 6-month period 01/04/2022 – 30/09/2022
- 4.4. Appendix 4 - Customer Information Dashboard

5. Is this a private report? No

6. Is this a "key decision"? If so, why? No – update only.

Households on the Register by Band & Priority and as at 01/10/2022

	1	2	3	4	5	6	7	8	9	Total
	Bed	Bed	Bed	Bed	Bed	Bed	Bed	Bed	Bed	
BAND 1	254	359	264	102	60	12	1			1052
Compulsory Homeless		1								1
Harassment	6	18	6	3	1					34
Management Case	20	8	4	3	1					36
Medical	71	78	75	36	12	1				273
Priority Under-occupation	64	4	1							69
Referred Case	1	8	1	3	1					14
Statutory Overcrowding	2	53	69	31	30	8				193
Statutory Homeless	48	184	108	26	15	3	1			385
Young Person Leaving Care	42	5								47
BAND 2	771	915	384	247	106	33	4	1	1	2462
Care package ASC	27	1								28
Leaving Armed Forces	2	2								4
Leaving Residential Care	10	1								11
Medical	105	121	178	70	14	5				493
Overcrowded Families in 1 Bed	3	513	94	8	2					620
Severe Overcrowding	1	8	34	151	88	28	4	1	1	316
Statutory Homeless	332	212	59	15	1					619
Temporary Accommodation	291	41	7	2						341
Under-occupation		16	12	1	1					30
BAND 3	900	842	890	216	20	1				2869
Sheltered Housing Only	85		1							86
Adult Leaving Care	1									1
Medical Care + Support	25	21	9	1	1					57
Overcrowding - Non tenant	764	618	126	25	7					1540
Overcrowding - Tenants	23	201	752	189	11	1				1177
Right to Move		1								1
Workplace Move	2	1	2	1	1					7
Grand Total	1925	2116	1538	565	186	46	5	1	1	6383

Lettings by Priority for the 6-month period 01/04/2022 – 30/09/2022

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
BAND 1	120	131	136	12	-	399
Compulsory Homeloss	1	1				2
Harassment	3	11	6			20
Management Case	13	4	5			22
Medical	26	9	10	2		47
Priority Under-occupation	7	1	1			9
Referred Case			2			2
Stat Overcrowding	2	33	34	2		71
Statutory Homeless	53	71	78	8		210
Young Person Leaving Care	15	1				16
BAND 2	106	5	4	-	-	115
Care package ASC	6					6
Leaving Armed Forces	1					1
Leaving Residential Care	4					4
Medical	26	2	3			31
Overcrowded Families in 1 Bed		2	1			3
Statutory Homeless	31					31
Temporary Accommodation	38					38
Under-occupation		1				1
BAND 3	28	2	1	-	-	31
Sheltered Housing Only	13					13
Medical Care + Support	1					1
Overcrowding - Non Tenant	14	2	1			17
Grand Total	254	138	141	12	-	545

Lettings by Area for the 6-month period 01/04/2022 – 30/09/2022

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Abbey Rise	6	5	1			12
Ashton Green						-
Aylestone	3	6	1			10
Beaumont Leys	20	12	9	1		42
Belgrave / St Marks / Rushey Mead	17	7	13	2		39
Braunstone Frith /Kirby Frith	15	7	8			30
Braunstone North	9	3	17	2		31
Braunstone South / Rowley Fields	19	4	14	1		38
Charnwood	6	4	3			13
City Centre	9	2		1		12
Clarendon Park	1					1
Coleman Road / Tailby / Beatty Ave	1	3	3			7
Evington and Goodwood	16		2			18
Eyres Monsell	13	12	15			40
Hamilton			1	1		2
Highfields	13	7	3			23
Humberstone Village						-
Knighton	4	5				9
Mowmacre Hill / Stocking Farm	8	5	4			17
Netherhall	3	7	3			13
New Parks	17	13	17	2		49
Rowlatts Hill	11	5				16
Saffron / Montrose	9	11	12	1		33
St Andrews / Bede Island	8	2	1			11
St Matthews	8	12	2			22
St Peters	7	1	2			10
Thurnby Lodge	13	1	5			19
West End	9	4		1		14
West Humberstone / Victoria	9		5			14
Grand Total	254	138	141	12	-	545

Who Gets Social Housing? (Council and Housing Association Homes)

Updated every 6 months
Last update: October 2022

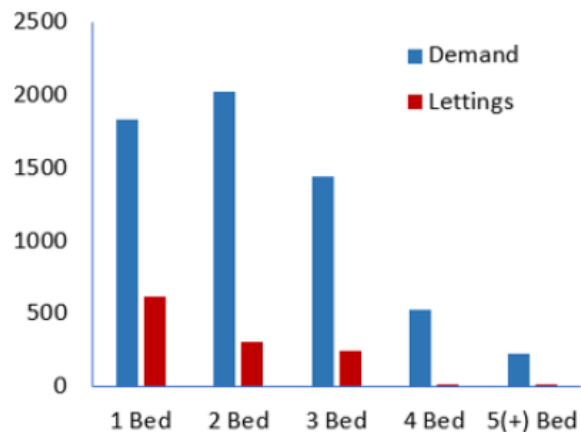
Total Applicants on
1st October 2022

6,383

Total Lettings
October 2021 to
September 2022

1,102

Demand for housing v Supply



Average waiting times (months) for different property types*

*Figures quoted are average waiting times for individuals who are bidding regularly across all areas of the city

	General Needs Homes					Wheelchair Accessible Homes				
	1 BED	2 BED	3 BED	4 BED	5 BED	1 BED	2 BED	3 BED	4 BED	5 BED
BAND 1	5	9	9	10	12*	31	32	60	52	60*
BAND 2	17	48*	48*	60*	60*	60*	60*	60*	60*	72*
BAND 3	31	72*	72*	72*	72*	72*	72*	72*	72*	84*

	Accessible Homes with Level Access Shower					Ground Floor Homes				
	1 BED	2 BED	3 BED	4 BED	5 BED	1 BED	2 BED	3 BED	4 BED	5 BED
BAND 1	6	7	22	48*	60*	3	16	60	60*	72*
BAND 2	8	20	26	60*	60*	9	48*	48*	60*	72*
BAND 3	36*	48*	48*	60*	60*	36*	48*	60*	60*	84*

*Estimated waiting times as no actual data available during this period
For further information visit our website at www.leicester.gov.uk/housingapplications