

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

1. Headline data from the Housing Register

- The number of households on the Housing Register has increased by 12% from 5809 on 01/04/2019 to 6486 on 01/04/2020.
- Overcrowding remains the biggest reason for joining the Housing Register and currently accounts for 58% (3751) of the register.
- The number of statutory overcrowded households has increased from 82 to 170 (107% increase) in the last 12 months. This is mainly due to better management information regarding Council tenants who have been identified as living in accommodation where they exceed the occupancy levels. The Private Sector Housing team have also seen a rise in the number of cases referred for statutory overcrowding assessments in the private sector since the change in policy to increase the banding priority.
- People who are homeless or threatened with homelessness accounts for 22% (1432) of all households on the Housing Register. The number of cases has risen by 29% in the last 12 months and is mainly due to continued implementation of the Homeless Reduction Act.
- The highest demand is for 2-bedroom accommodation which accounts for 34% (2187) of total demand.
- Social Housing tenants account for 24% (LCC tenants 1091 - 17% & RSL tenants 488 - 7%) of all households on the Housing Register.
- There is considerable disparity across wards with regard to the number of households on the Housing Register (Appendix 1), the highest being North Evington (681), and the lowest being Knighton (73).

1.1. Changes in Band Proportions

- There has been a 57% increase of applicants awarded a Band 1 Priority. Band 1 applicants accounted for 10% of the Housing Register (599) the previous year, and now account for 14% (938).

The 339-household-increase within Band 1 was a direct result of a policy change in August 2019 which gave enhanced priority to some households facing homelessness and those living in the severest overcrowding conditions. This allowed the authority to better priority those that we in the most critical housing need, and has translated to an increase in lettings to these critical groups.

- Number of households within Band 2 and 3 has remained largely consistent with the general increase in overall numbers on the Housing Register.

2. Lettings Headline data

- The number of lettings in the last 12 months has remained relatively the same (2% increase) from the corresponding period last year.
- Bands 1 and 2 accounts for 98% (1245) of all lettings in the last 12 months.
- 589 (46%) of all lettings were for households who became homeless or were at threat of homelessness (Insecure Accommodation, Statutory Homeless and Temporary Accommodation priorities). This has a slight increase of 4% from the previous year.
- There was a total of 647 lettings of 1 bedroom accommodation. This accounts for 51% of all lettings.
- The current average waiting times for Band 2 households seeking 1,2 & 3 bedroom accommodation has increased by 5 months, 2 months and 4 months compared to 12 months ago.
- Beaumont Leys had the most lettings (132) in the last 12 months followed by New Parks (105).

3. Housing Association & HomeCome Lettings

- Lettings to Housing Associations and HomeCome accounted for 372 (29%) of all lettings in the last 12 months (01/04/2019 – 31/03/2020). This compared to 343 (28%) of all lettings for the corresponding period last year.
- Midland Heart was the largest provider with 116 (31%) of the lets with PA Housing the next highest provider with 107 lettings (29%).
- HomeCome lets accounted for 25 (7%) of the lettings.
- There were 163 lettings to private landlords via the Housing Options Private Rented Sector Team. This was an increase of 58 (55%) from the previous 12 month period.

4. Direct Lettings

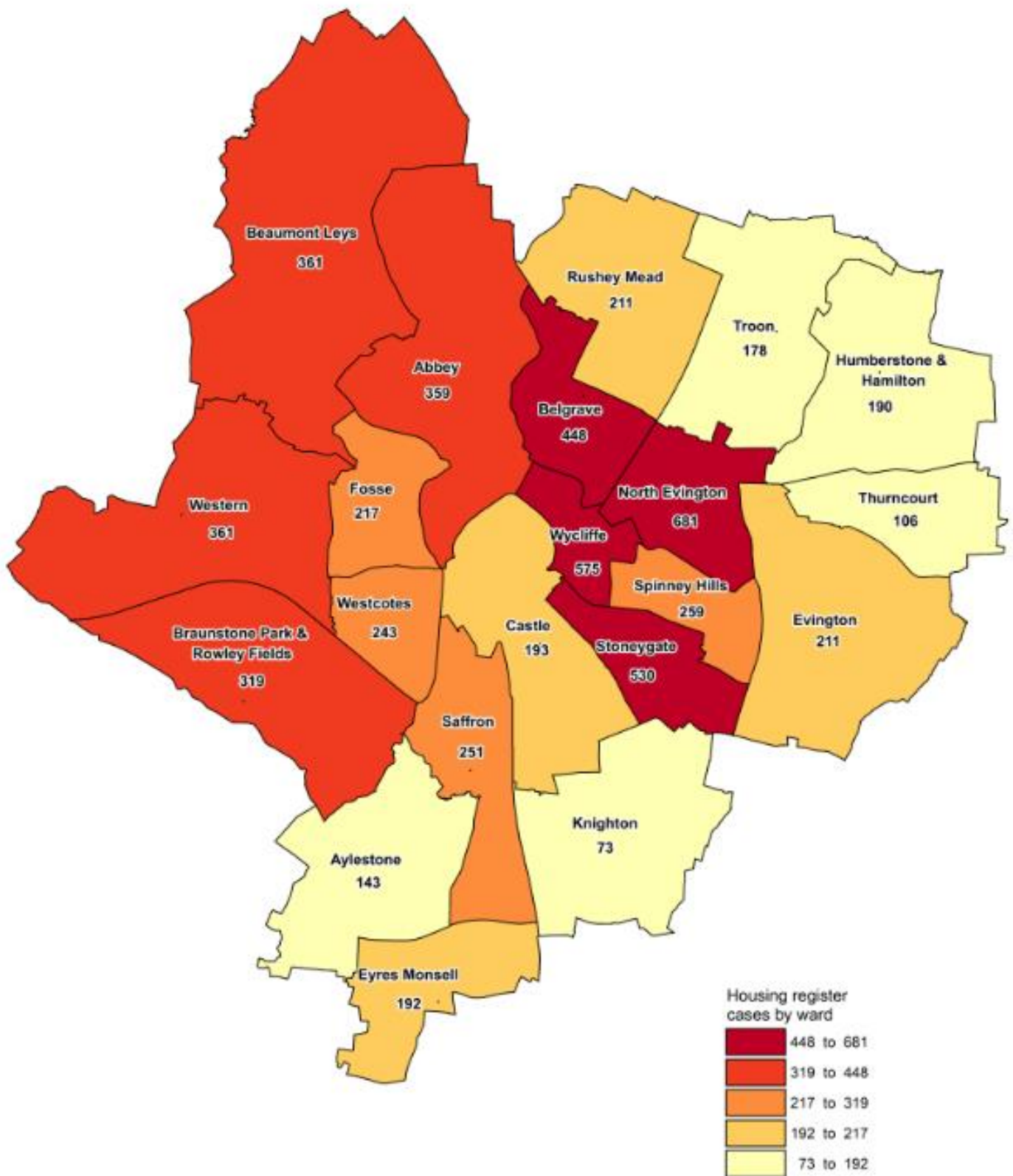
- The number of direct lettings accounts for 19% of all lettings for the 12 month period (01/04/2019 – 31/03/2020). This was an increase of 6% (76) from the previous 12 month period.

- Direct lettings to people who are homeless or threatened with homelessness account for 164 (68%) of all direct lettings for the 12 month period (01/04/2019 – 31/03/2020).

5. Customer and Management Dashboard (Appendix 2, 3 & 4)

- Summary information for use by customers and management

Number of Applicants on the Housing Register by Ward (01/04/2020)



Who Gets Social Housing? (Council and Housing Association Homes) **Updated every 6 months**
Last Update: 1st April 2020

Total applicants on register on 1st April 2020

6,486

Total Lettings from 1st April 2019 to 31st March 2020

1,271

Average waiting times for property sizes:



1 bed

4 months waiting in Band 1
10 months waiting in Band 2
7 months Waiting in Band 3



2 bed

3 months waiting in Band 1
18 months waiting in Band 2
No lets to Band 3 this period



3 bed

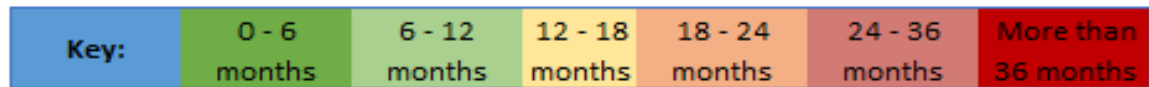
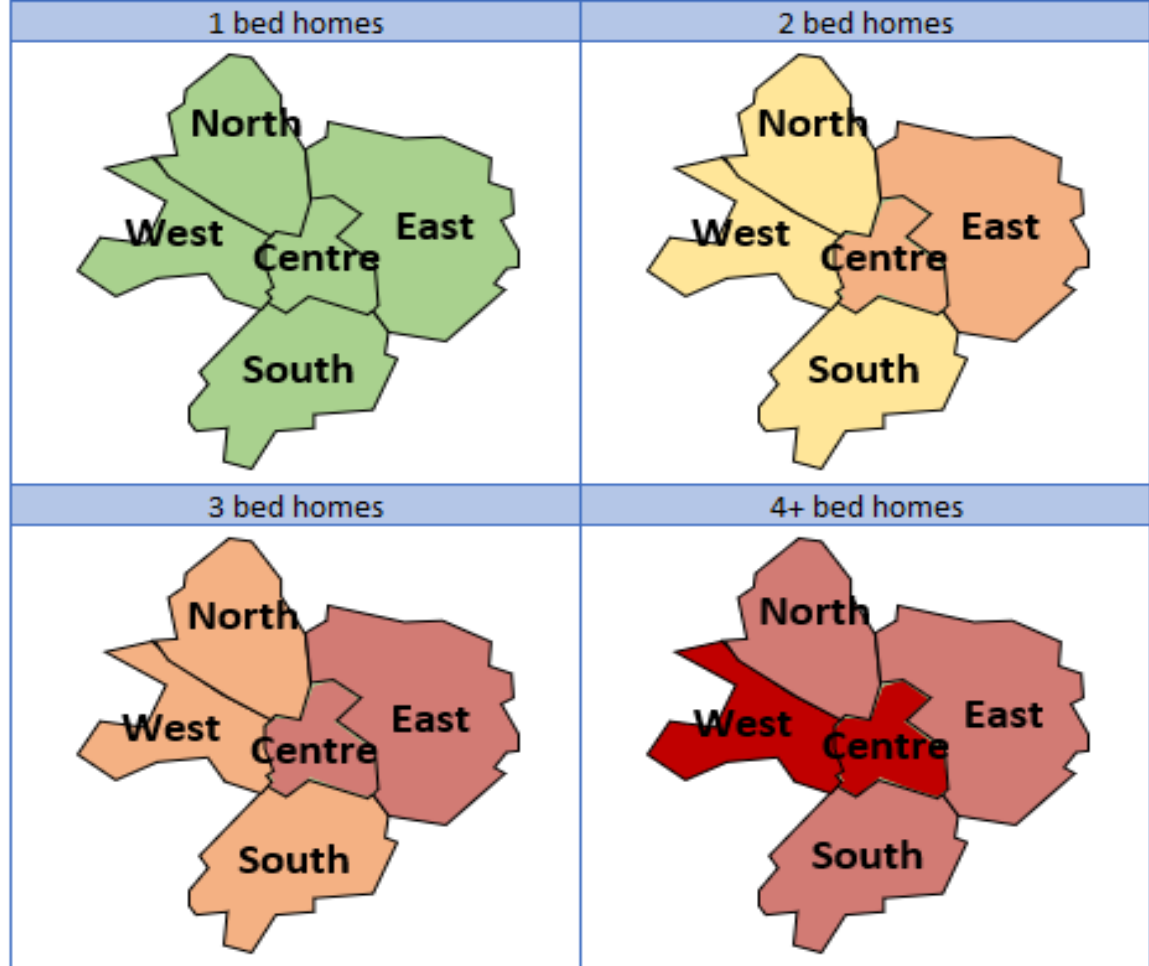
4 months waiting in Band 1
24 months waiting in Band 2
No lets to Band 3 this period



4+ bed

4 months waiting in Band 1
24 months waiting in Band 2
No lets to Band 3 this period

Waiting times for Band 2 applicants for different sized homes in the City



For further information visit our website at www.leicester.gov.uk/housingapplications

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

2019 - 2020

Housing Register Build Data

| Total Applicants | |
|------------------|----------------------|
| Period last year | As at 1st April 2020 |
| 5,809 | 6,486 |
| % Increase | |
| 12% | |

| Band Breakdown | | |
|----------------|--------|--------|
| Band 1 | Band 2 | Band 3 |
| 938 | 2,515 | 3,033 |


| Need (size of home) breakdown | | | | |
|-------------------------------|-------|-------|-------|---------|
| 1 bed | 2 bed | 3 bed | 4 bed | 5 bed + |
| 2,013 | 2,187 | 1,546 | 571 | 169 |

| Top 10 reasons for appearing on Register | | |
|--|----------------------|--------------------------|
| Priority Reason | Number of Applicants | As a % of all Applicants |
| Overcrowding - Band 3 (moderate) | 2840 | 44% |
| Homeless | 1223 | 19% |
| Overcrowding - Band 2 (severe) | 741 | 11% |
| Medical - Medium | 435 | 7% |
| Medical - High | 319 | 5% |
| Temporary Accommodation | 209 | 3% |
| Statutory Overcrowding | 170 | 3% |
| Sheltered Accommodation Need | 139 | 2% |
| Priority Under-occupation | 130 | 2% |
| Medical - Care & Support | 43 | 1% |

Lettings Data

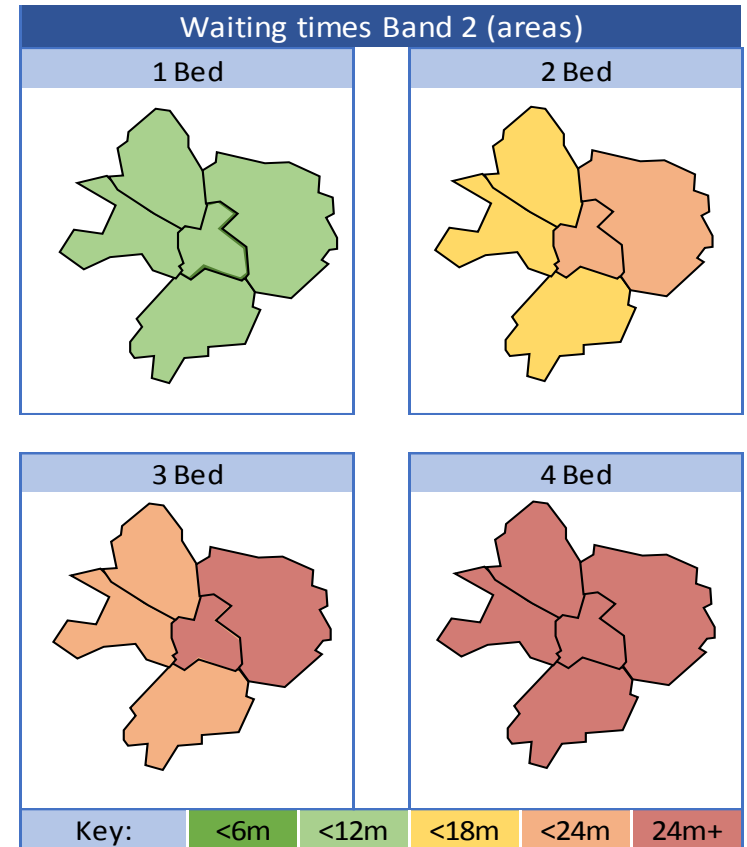
| Total Lettings | |
|------------------|-----------|
| Period last year | 2019-2020 |
| 1,241 | 1,271 |
| % Increase | |
| 2% | |





| Band Breakdown | | |
|----------------|--------|--------|
| Band 1 | Band 2 | Band 3 |
| 647 | 598 | 26 |



| Lettings breakdown by size of home | | | | |
|------------------------------------|-------|-------|-------|---------|
| 1 bed | 2 bed | 3 bed | 4 bed | 5 bed + |
| 647 | 354 | 230 | 37 | 3 |

| Waiting times (months) | | | | | |
|------------------------|-------|-------|-------|-------|-------|
| | 1 Bed | 2 Bed | 3 Bed | 4 Bed | 5 Bed |
| BAND 1 | 4 | 3 | 4 | 4 | 26 |
| BAND 2 | 10 | 18 | 24 | 24 | 62 |
| BAND 3 | 7 | - | - | - | - |



| Which priorities are getting the housing? | | | |
|---|--|---|---|
|  | <ol style="list-style-type: none"> Homeless Temp Accom Medical |  | <ol style="list-style-type: none"> Homeless Overcrowding Medical |
|  | <ol style="list-style-type: none"> Homeless Overcrowding Management |  | <ol style="list-style-type: none"> Homeless Medical Overcrowding |