
Update Report

Who Gets Social Housing 2021 - 2022

Lead Member Briefing: 25th April 2022
Housing Scrutiny Commission: 6th June 2022

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 2021 and ending 31st March 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 decreased by 5% from 6366 on 01/04/2021 to 6053 on 01/04/2022.
- 2.1.2. This decrease is not as a result of lowered demand. Instead it is the result of a cleansing exercise undertaken where inactive applications were cancelled. Applicants who make contact again within 6 months of cancellation can be reinstated with no detrimental effects.

2.2. Banding proportions

- 2.2.1. Band 1 applicants account for 16% (964) of all households on the Housing Register, a small increase of 2% from the previous year.
- 2.2.2. Band 2 applicants account for 40% (2440). This is a small increase of 2% from the previous year.
- 2.2.3. Band 3 applicants account for 44% (2649). This is a decrease of around 4% from the previous year.

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 59% (3589) 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.

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 198, 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 houses difficulties – generally those lacking just one bedroom.

2.3.4. The number of statutory overcrowded/critically overcrowded households has increased from 158 to 218 (38% increase) in the last 12 months. This is partly due to the greater awareness of the higher priority awarded to those with the severest overcrowding leading to more overcrowding assessments being requested.

2.3.5. There is evidence that the Policy change is working as intended as those with more critical overcrowding circumstances are receiving offers at greater rates than others, but the overall increase is also evidence that we need to do more to tackle overcrowding in the city.

2.3.6. The Housing Division hold an Overcrowding Reduction Strategy to look at other ways to tackle the housing register, and are in the process of introducing a scheme to incentivise and assist with moves where people are under-occupying homes, to allow those homes to be better utilised. The strategy also includes recruiting a resource that can work more closely with applicants on the register with the most critical overcrowding situations to exploring options, including pragmatic solutions such as extending homes, where viable.

2.3.7. People who are homeless or threatened with homelessness account for 22% (1157) of all households on the Housing Register. The number of cases has increased by 16% in the last 12 months. This is mainly due to a general increase in the number of households approaching the council for homelessness assistance.

2.3.8. More detailed information on reasons for joining the housing register can be found at Appendix 1 - Households on the Register by Band & Priority and as at 01/04/2022.

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, we can ascertain that:

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 21.3% of people on the housing register are awarded the highest possible priority (Band 1). Lowest need is in Stoneygate Ward and North Evington Ward, where Band 1 figures stand at 11.3% and 11.5% respectively. Mapped data can be found at Appendix 4 - % of Applications within each Ward that are awarded Band 1 Priority.
- 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 the conclusion above, 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. Appendices 2 and 3 provide mapped data on the number of applications ongoing within each ward, and the average time spend on the housing register within each ward.
- 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 – just 10 lets over the year. 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. Mapped data can be found at Appendix 5 - Number of lettings in each Ward area.

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 904, 15% & RSL tenants 508, 8%) of all households on the Housing Register.

3. Lettings Headline data

3.1. Overall number of lettings

3.1.1. There were 1189 lettings during 2021/2022. Lettings during 2020/2021 were 980. This equates to a net increase of 209 lets (21%).

3.1.2. This is primarily due to the easing of pandemic restrictions that has enabled more services to be provided in the lettings process, most notably with Registered Providers who have now reverted to pre-pandemic norms.

3.2. Which applicants are achieving the lettings?

3.2.1. Of all lettings in 2021/2022;

- Band 1 accounted for 69.5% (827) of offers of accommodation.
- Band 2 accounted for 26% (308).
- Band 3 accounted for 4.5% (54).

3.2.2. This is very similar to the breakdown seen for 2020/2021, although it should be noted that all bands achieved more lets than in 2020/2021 due to the 23% increase in lets overall.

3.2.3. 621 (52%) of all lettings were for households who became homeless or were at risk of becoming homeless within 56 days. This was a 1% proportionate decrease from the corresponding period last year, which is considered to be steady, and reflects the support given to homeless households to secure settled accommodation through the housing register.

3.2.4. More detailed information on lettings can be found at Appendix 6 - Lettings by Priority for the 12-month period 01/04/2021 – 31/03/2022, and Appendix 7 - Lettings by Area for the 12-month period 01/04/2021 – 31/03/2022.

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 general needs properties that were not directly allocated, the current average waiting times for Band 1 households within 2021/2022 were (shown in months):

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

	1 Bed	2 Bed	3 Bed	4 Bed+
BAND 1				
House / Maisonette	N/A	9	8	10
Bungalow	5	19	N/A	N/A
Flat	5	4	N/A	N/A
Bedsit	2	N/A	N/A	N/A
Sheltered	1	N/A	N/A	N/A

* N/A indicates there were no lets of that type in the period.

3.4.3. This has remained relatively steady compared to 2020/2021 but it should be noted that it is significantly increased from 2019/2020 where offers within Band 1 could be received within an average of 4 months. This is attributed to:

- Declining LCC stock numbers, with a lack of family homes in particular - 52% of lets were 1-bed accommodation.
- Direct allocation processes to those in critical need will have left those in less critical need waiting for a longer-than-normal period due to having access to 63% of vacancies, rather than 100%.

3.4.4. 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	N/A	28	38	48
Bungalow	8	36	N/A	N/A
Flat	16	30	N/A	N/A

Bedsit	16	N/A	N/A	N/A
Sheltered	3	N/A	N/A	N/A

* N/A indicates there were no lets of that type in the period.

3.4.5. This has seen an increase compared to 2020/2021 and it should be noted that it is significantly increased from 2019/2020 where offers within Band 2 could be received within an average of 18 months for 2-beds, and 24 months for 3 beds. This is attributed to the same reasons as cited in 3.4.3., in addition to 2019 policy changes which placed more households with critical needs into Band 1.

3.5. Waiting times for Wheelchair Accessible Accommodation

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

3.5.2. 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	10	27	35	40	48
BAND 2	36	48	48	60	60
BAND 3	48	60	60	60	60

3.5.3. This has seen an increase compared to 2020/2021. 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.

3.6. Other Adapted Accommodation

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

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
BAND 1	4	9	20	48	60
BAND 2	5	31	41	60	60
BAND 3	8	48	48	60	60

3.6.2. This has remained relatively steady compared to 2020/2021.

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	5	7	36	60	60
BAND 2	8	8	48	60	60
BAND 3	12	12	60	60	60

3.7.2. This has seen small improvements compared to 2020/2021.

3.8. Housing Association & HomeCome Lettings

3.8.1. Lettings from Housing Associations account for 246 (21%) of all lettings in the last 12 months. This is an increase compared to 146 (15%) of all lettings in 2020/2021. This increase is primarily due to the easing of pandemic interim process as referenced in 3.1.2.

3.8.2. PA Housing Association was the largest provider with 120 (46%) of the lets with Riverside Midlands Housing Association being the next highest provider with 31 lettings (12%).

3.8.3. There were 192 lettings to private landlords via the Housing Options Private Rented Sector Team. This was an increase of 53 (38%) from the corresponding period last 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.

3.9. Direct Lettings

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 27% (324) of all lettings for the 12-month period. This was an 11% decrease from the corresponding period last year (38%, 375), with the number of lets made in this way reducing by 51.

3.9.3. Direct lets to homeless households (or households at risk of becoming homeless within 56 days) accounts for 86% (280) of total direct lettings.

3.10. Other observations

3.10.1. There was a total of 620 lettings of 1-bedroom accommodation in the last 12 months. This accounts for 52% of all lettings.

3.10.2. New Parks had the most lettings (167) in the last 12 months followed by Mowmacre / Stocking Farm (128), and Beaumont Leys (117).

4. Summary of appendices:

- 4.1. Appendix 1 - Households on the Register by Band & Priority and as at 01/04/2022
- 4.2. Appendix 2 - Map - Applications on the Housing Register by Ward
- 4.3. Appendix 3 - Map - Average time spend on the register (months) by Ward
- 4.4. Appendix 4 - Map - % of Applications within each Ward that are awarded Band 1 Priority
- 4.5. Appendix 5 - Map - Number of lettings in each Ward area
- 4.6. Appendix 6 - Lettings by Priority for the 12-month period 01/04/2021 – 31/03/2022
- 4.7. Appendix 7 - Lettings by Area for the 12-month period 01/04/2021 – 31/03/2022
- 4.8. Appendix 8 - Customer Information Dashboard

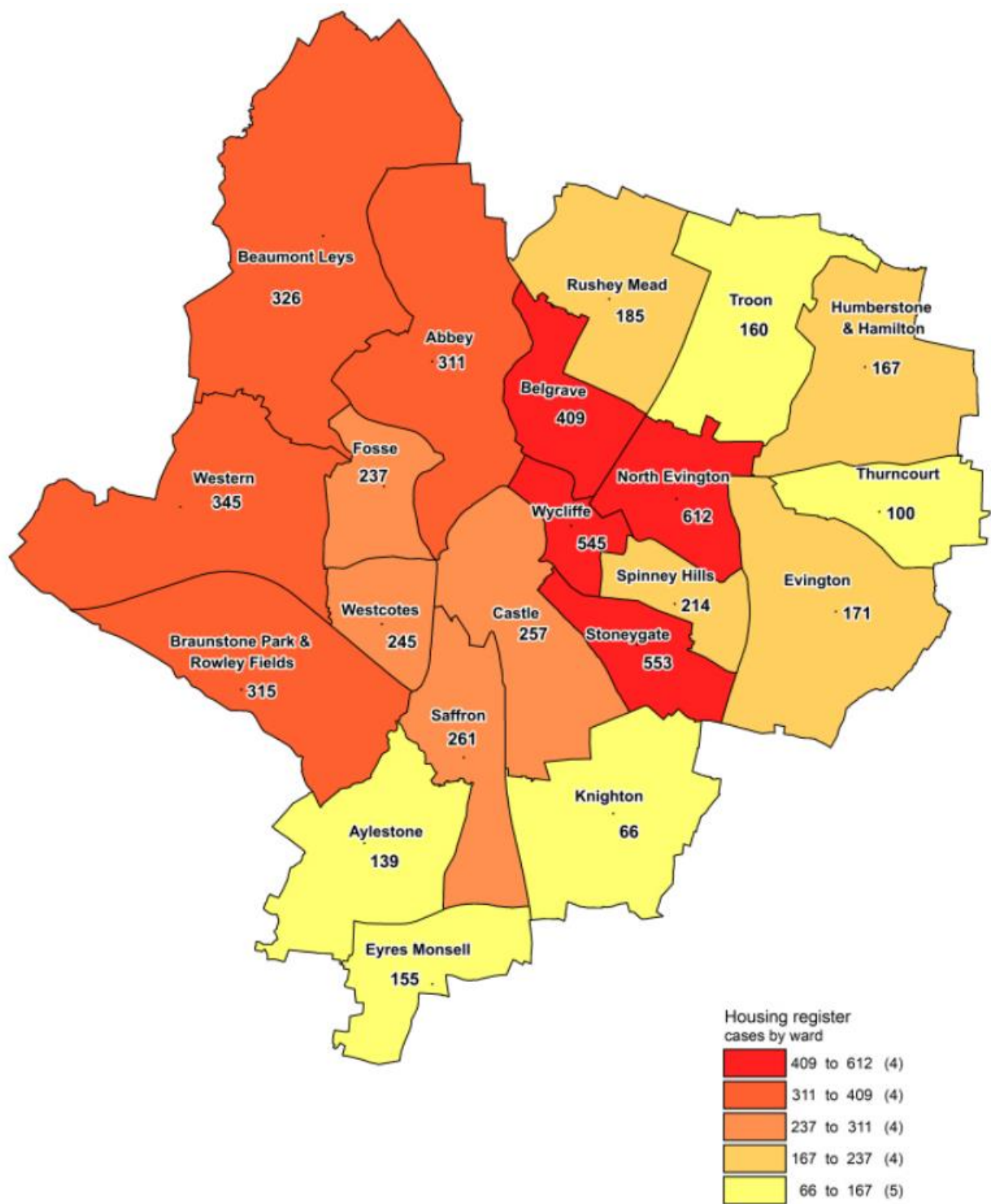
5. Is this a private report? No

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

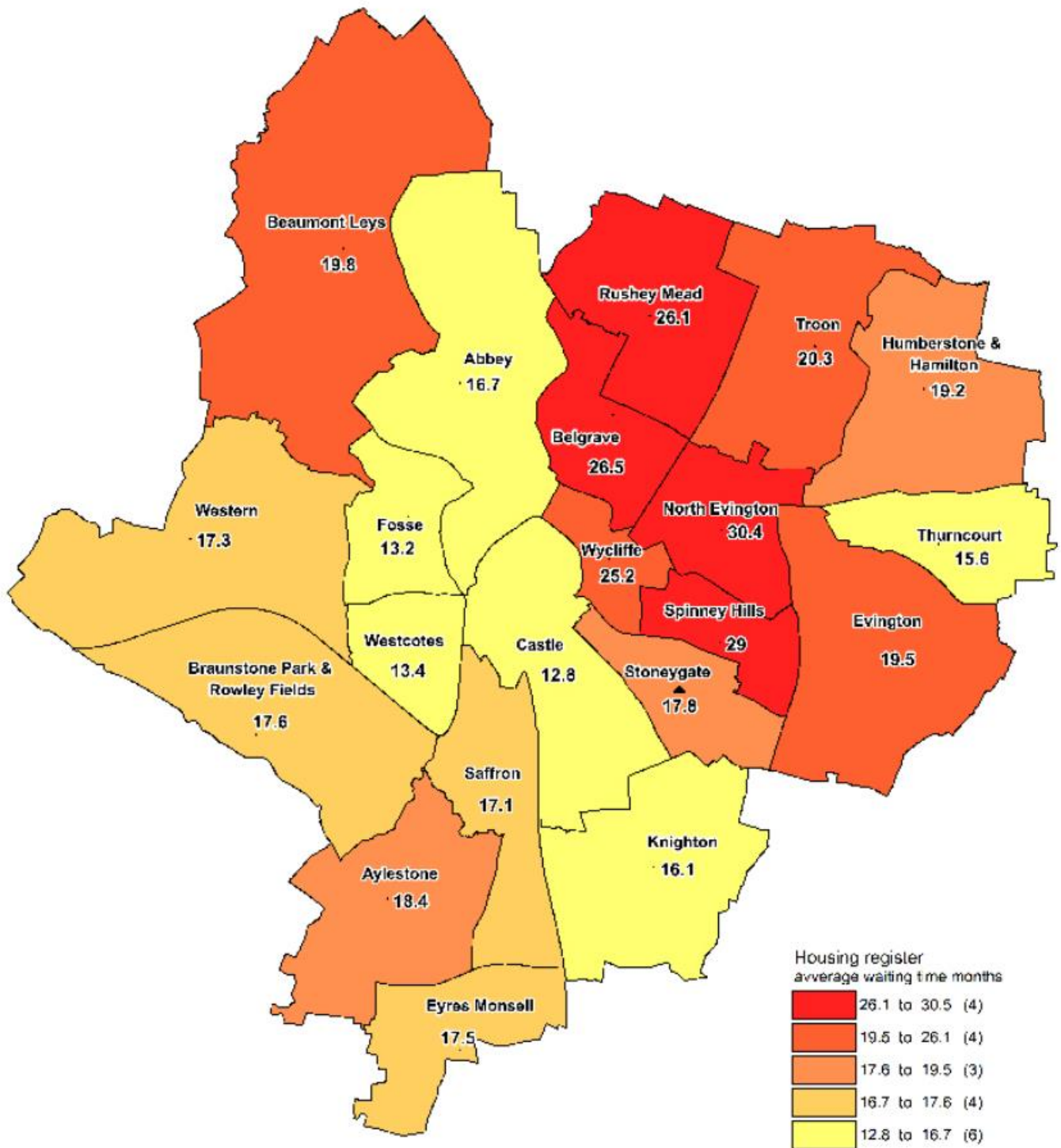
Households on the Register by Band & Priority and as at 01/04/2022

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	9 Bed	Total
BAND 1	214	325	256	106	52	11	-	-	964
Harassment	4	21	10	1	1	-	-	-	37
Management Case	17	7	2	3	1	-	-	-	30
Medical	66	74	78	37	12	2	-	-	269
Priority Under-occupation	58	5	2	-	-	-	-	-	65
Referred Case	1	7	1	-	1	-	-	-	10
Statutory Overcrowding	1	74	78	29	29	7	-	-	218
Statutory Homeless	38	134	85	36	8	2	-	-	303
Young Person Leaving Care	29	3	-	-	-	-	-	-	32
BAND 2	837	882	345	233	110	27	5	1	2440
Care package ASC	29	2	-	-	-	-	-	-	31
Leaving Armed Forces	1	1	-	-	-	-	-	-	2
Leaving Residential Care	9	1	-	-	-	-	-	-	10
Medical	100	115	152	72	13	4	-	-	456
Overcrowded Families in 1 Bed	-	482	86	6	2	-	-	-	576
Severe Overcrowding	-	9	30	137	92	23	5	1	297
Statutory Homeless	409	228	63	15	2	-	-	-	717
Temporary Accommodation	289	29	5	1	-	-	-	-	324
Under-occupation	-	15	9	2	1	-	-	-	27
BAND 3	785	820	836	187	19	2	-	-	2649
Sheltered Housing Only	88	-	-	-	-	-	-	-	88
Adult Leaving Care	1	-	-	-	-	-	-	-	1
Medical Care + Support	25	22	4	1	1	-	-	-	53
Overcrowding - Non Tenants	655	579	116	16	6	-	-	-	1372
Overcrowding - Tenants	12	218	714	169	11	2	-	-	1126
Right to Move	-	1	-	-	-	-	-	-	1
Workplace Move	4	-	2	1	1	-	-	-	8
Grand Total	1836	2027	1437	526	181	40	5	1	6053

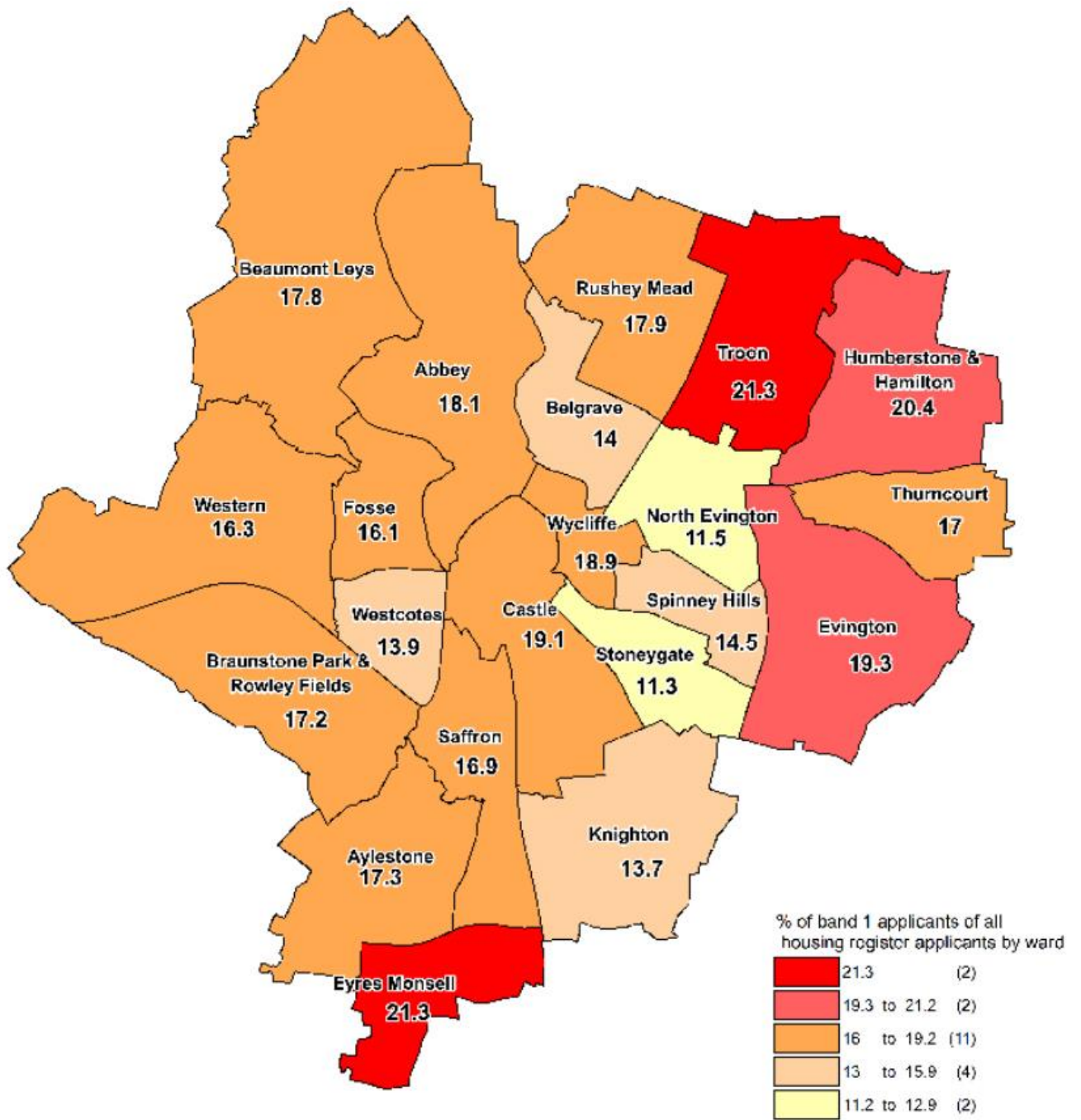
Applications on the Housing Register by Ward (01/04/2022)



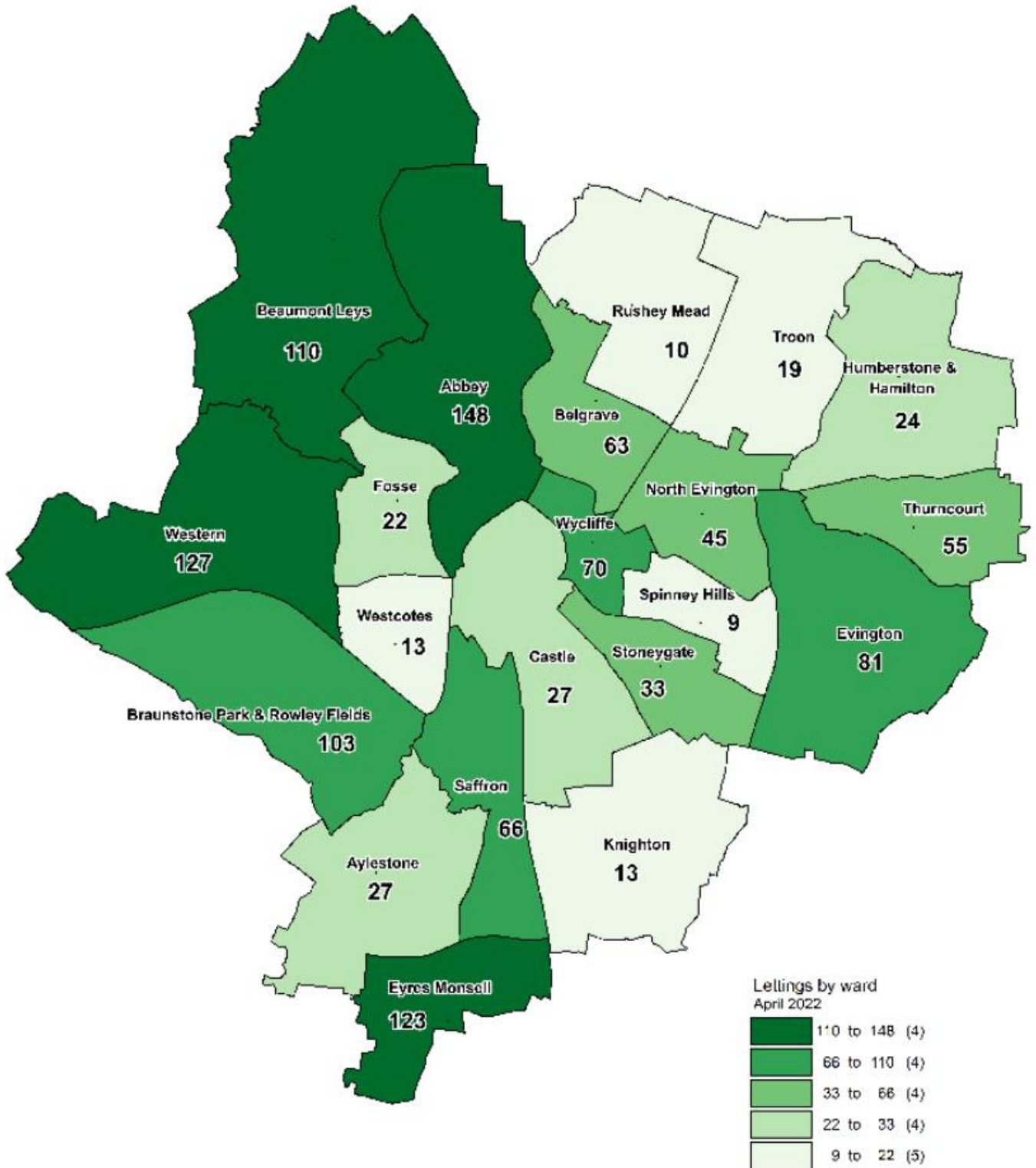
Average time spend on the register (months) by Ward (01/04/2022)



% of Applications within each Ward that are awarded Band 1 Priority (01/04/2022)



Number of lettings in each Ward area (01/04/2022)



Lettings by Priority for the 12-month period 01/04/2021 – 31/03/2022

Please note that allocations areas will not always directly correlate with Ward boundaries

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
BAND 1	286	293	230	15	3	827
Harassment	28	16	12	2	1	59
Management Case	22	10	7	-	-	39
Medical	59	27	19	3	-	108
Priority Under-occupation	31	2	-	-	-	33
Referred Case	1	2	1	-	-	4
Statutory Overcrowding	4	55	66	4	-	129
Statutory Homeless	96	177	124	6	2	405
Young Person Leaving Care	45	4	1	-	-	50
BAND 2	281	15	11	1	-	308
Care package ASC	12	-	-	-	-	12
Leaving Residential Care	3	-	-	-	-	3
Medical	58	7	3	1	-	69
Overcrowded Families in 1 Bed	-	5	2	-	-	7
Severe Overcrowding	-	1	-	-	-	1
Statutory Homeless	86	1	5	-	-	92
Temporary Accommodation	122	1	1	-	-	124
BAND 3	53	1	-	-	-	54
Sheltered Housing Only	16	-	-	-	-	16
Medical Care + Support	6	-	-	-	-	6
Overcrowding - Non Tenants	30	-	-	-	-	30
Overcrowding - Tenants	1	1	-	-	-	2
Grand Total	620	309	241	16	3	1189

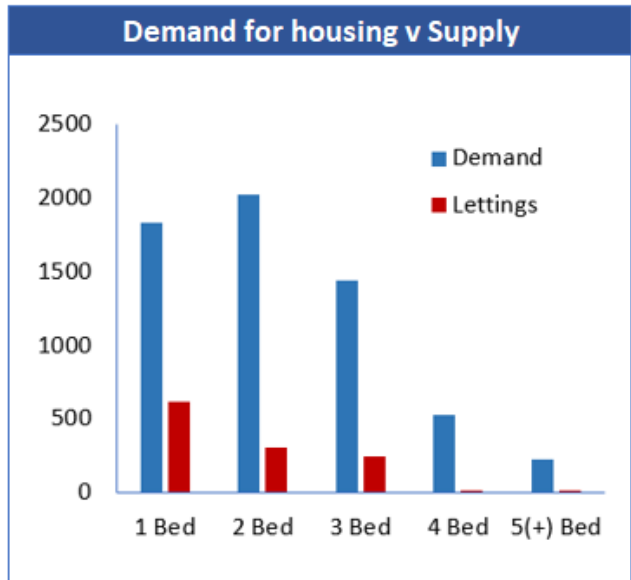
Lettings by Area for the 12-month period 01/04/2021 – 31/03/2022

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Beaumont Leys	59	37	19	1	1	117
Bungalow	-	-	1	-	-	1
Flat	56	26	1	-	-	83
House	-	11	17	1	1	30
Sheltered	3	-	-	-	-	3
Belgrave	60	14	5	1	-	80
Bedsit	2	-	-	-	-	2
Flat	47	2	-	-	-	49
House	-	11	3	1	-	15
Maisonette	-	1	2	-	-	3
Sheltered	11	-	-	-	-	11
Braunstone	52	9	40	2	-	103
Bungalow	28	1	-	-	-	29
Flat	20	-	-	-	-	20
House	-	8	40	2	-	50
Sheltered	4	-	-	-	-	4
City Centre	20	14	-	-	1	35
Bedsit	4	-	-	-	-	4
Flat	14	11	-	-	-	25
House	-	3	-	-	1	4
Sheltered	2	-	-	-	-	2
Eyres Monsell	39	24	44	4	-	111
Bungalow	26	-	-	-	-	26
Flat	12	10	-	-	-	22
House	-	14	44	4	-	62
Sheltered	1	-	-	-	-	1
Highfields / Charnwood	57	26	9	-	-	92
Bedsit	6	-	-	-	-	6
Bungalow	3	-	-	-	-	3
Flat	42	4	-	-	-	46
House	-	16	4	-	-	20
Maisonette	-	6	5	-	-	11
Sheltered	6	-	-	-	-	6
Humberstone / Victoria / Hamilton / Tailby	28	5	5	1	-	39
Bungalow	6	-	-	-	-	6
Flat	13	1	-	-	-	14
House	1	4	5	1	-	11
Maisonette	1	-	-	-	-	1
Sheltered	7	-	-	-	-	7
Mowmacre / Stocking Farm / Abbey Rise	47	49	28	3	1	128
Bedsit	2	-	-	-	-	2
Bungalow	14	-	-	-	-	14
Flat	27	28	-	-	-	55

House	-	21	28	3	1	53
Sheltered	4	-	-	-	-	4
Netherhall / Thurnby Lodge	52	16	6	-	-	74
Bungalow	41	-	-	-	-	41
Flat	10	3	-	-	-	13
House	-	11	6	-	-	17
Maisonette	-	2	-	-	-	2
Sheltered	1	-	-	-	-	1
New Parks/Braunstone Frith/West End	77	41	40	3	-	161
Bungalow	23	2	-	-	-	25
Flat	49	15	-	-	-	64
House	1	23	40	3	-	67
Maisonette	-	1	-	-	-	1
Sheltered	4	-	-	-	-	4
Rowlatts Hill / Evington / Beatty / Coleman	66	17	7	-	-	90
Bungalow	10	-	-	-	-	10
Flat	52	9	-	-	-	61
House	-	7	7	-	-	14
Maisonette	-	1	-	-	-	1
Sheltered	4	-	-	-	-	4
Saffron / Aylestone	32	31	34	1	-	98
Bedsit	1	-	-	-	-	1
Bungalow	9	7	-	-	-	16
Flat	19	13	-	-	-	32
House	-	11	34	1	-	46
Sheltered	3	-	-	-	-	3
St Andrews / Bede Island / Knighton	18	6	3	-	-	27
Bedsit	1	-	-	-	-	1
Flat	16	5	-	-	-	21
House	-	1	3	-	-	4
Sheltered	1	-	-	-	-	1
St Matthews	13	20	1	-	-	34
Flat	12	-	-	-	-	12
House	-	-	1	-	-	1
Maisonette	-	20	-	-	-	20
Sheltered	1	-	-	-	-	1
Grand Total	620	309	241	16	3	1189

Who Gets Social Housing? (Council and Housing Association Homes) **Updated every 6 months**
Last update: April 2022

Total Applicants on 1st April 2022	Total Lettings April 2021 to March 2022
6,053	1,189



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	8	10	10	10	27	35	40	48
BAND 2	16	30	38	48	60	36	48	48	60	60
BAND 3	17	72	72	72	72	48	60	60	60	72

	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	4	9	20	48	60	5	7	36	60	60
BAND 2	5	31	41	60	60	8	8	48	60	60
BAND 3	8	48	48	60	60	12	12	60	60	60

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