
Who Gets Social Housing?

Justin Haywood

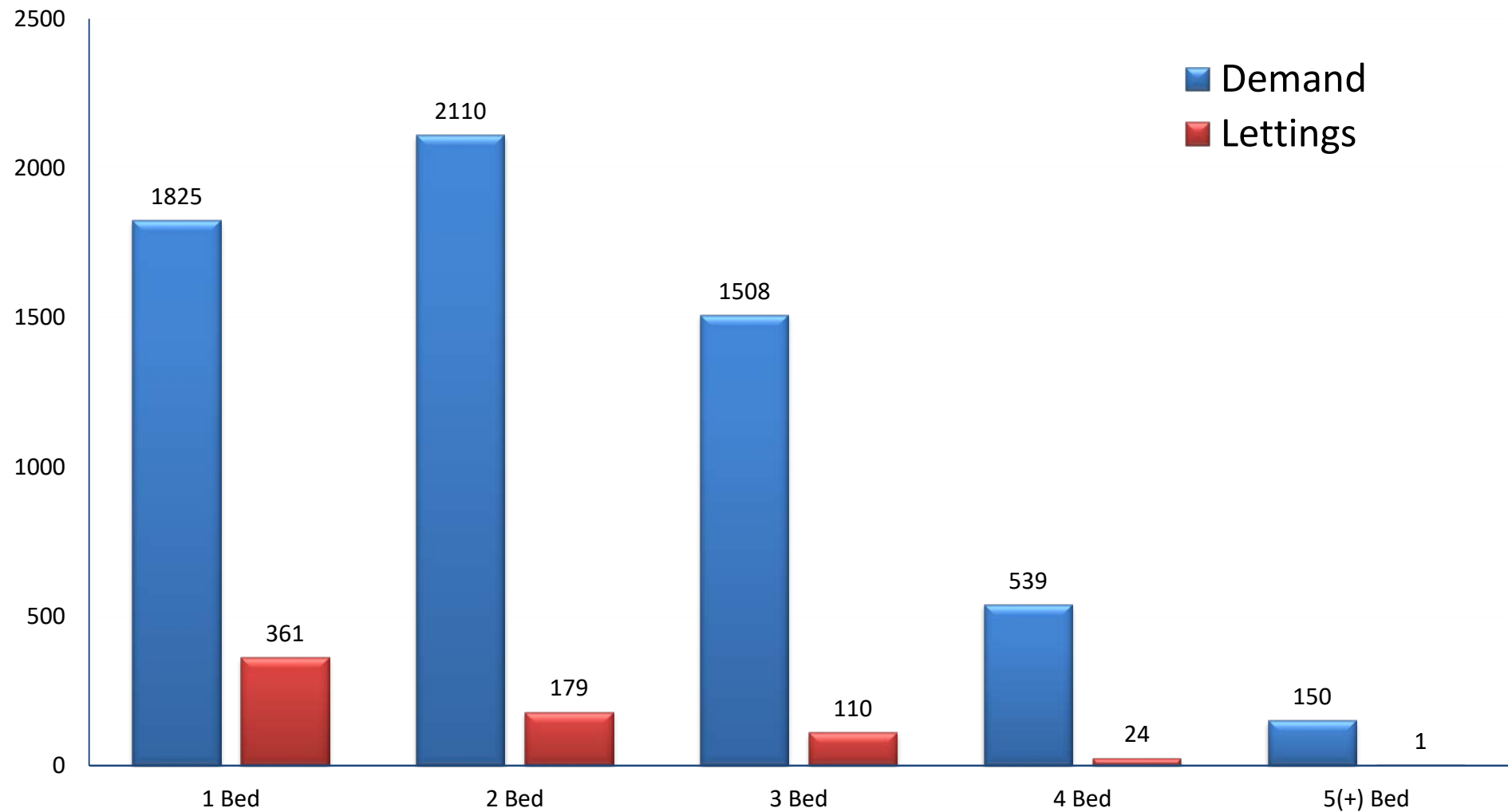
Headline Data- Housing Register

- 01/10/19 – 6131 applicants on the Housing Register
- Overcrowding remains the biggest reason for joining the Register (3598/59%)
- Homeless/facing homelessness (1283/21%) is second biggest reason for joining the Register
- Highest demand for 2-bedroom accommodation (2110/34%) of total demand

Headline Data - Lettings

- 675 lets in last 6 months
- 11% increase on same period last year.
- Bands 1 and 2 account for 98% (663) of all lettings
- Band 3 account for 2% (12) of all lettings, all 1 bedroom accommodation.

Demand v Supply



Band 1

- **Band 1 (top priority) – 891 applicants (14%)**
- High Medical Priority - 295 applicants (33%)
- Statutory Overcrowding - 193 applicants (22%)

Band 2

- **Band 2 - 2322 applicants (38%)**
- Statutory Homelessness – 970 applicants (42%)
- Overcrowded families in 1 bed accommodation - 442 families (19%)
- Medical – 399 applicants (17%)

Band 3

- **Band 3 – 2918 applicants (48%)**
- Biggest reason in this Band is overcrowding (not severe) – 2756 applicants (94%)
 - Tenants, 1296
 - Non tenants, 1460

Housing Register Information


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

2019 - 2020


Housing Register Build Data

Total Applicants	
Period last year	As at 1st October
6,178	6,131
% Increase / Decrease	
-1%	

Band Breakdown		
Band 1	Band 2	Band 3
891	2,322	2,918



Need (size of home) breakdown				
1 bed	2 bed	3 bed	4 bed	5 bed +
1,825	2,110	1,508	539	150




Top 10 reasons for appearing on Register		
Priority Reason	Number of Applicants	As a % of all Applicants
Overcrowding	3598	59%
Homeless or threatened with	1099	18%
Medical	694	11%
Under-occupation	216	4%
Temporary Accommodation	184	3%
Sheltered Accommodation Need	119	2%
Care Package	44	1%
Young Person Leaving Care	34	1%
Harassment	32	1%
Management Case	32	1%

Lettings Information & Waiting Times

Lettings Data

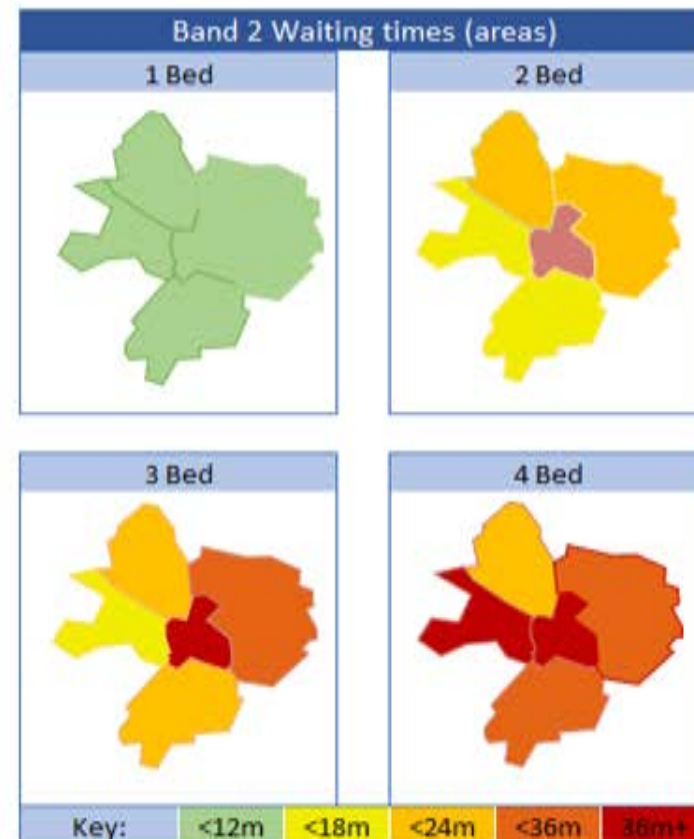
Total Lettings	
Period last year	Apr - Sep 2019
610	675
% Increase / Decrease	
11%	

Band Breakdown		
Band 1	Band 2	Band 3
279	384	12







Lettings breakdown by size of home				
1 bed	2 bed	3 bed	4 bed	5 bed +
361	179	110	24	1

Waiting times (months)					
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
BAND 1	4	4	3	3	-
BAND 2	8	18	22	23	-
BAND 3	9	-	-	-	-



Which priorities are getting the housing?

 <ul style="list-style-type: none"> 1 Homeless 2 Temp Accommodation 3 Medical 	 <ul style="list-style-type: none"> 1 Homeless 2 Overcrowding 3 Medical
 <ul style="list-style-type: none"> 1 Homeless 2 Overcrowding 3 Management 	 <ul style="list-style-type: none"> 1 Homeless 2 Medical 3 Overcrowding

Customer Information

- Information regarding current demand, lettings and average waiting times is now included in housing registration letters when people first apply for housing.
- Customer Information has also been added to Leicester HomeChoice.

Customer Information

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

Updated every 6 months
Last Update: 1st October 2019

Total applicants on register on 1st October 2019

6,131

Total Lettings from 1st April 2019 to 30th September 2019

675

Average waiting times for property sizes:



1 bed

4 months waiting in Band 1
8 months waiting in Band 2
9 months Waiting in Band 3



2 bed

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



3 bed

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



4+ bed

3 months waiting in Band 1
23 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

1 bed homes



2 bed homes



3 bed homes



4+ bed homes



Key:

0 - 6 months

6 - 12 months

12 - 18 months

18 - 24 months

24 - 36 months

More than 36 months

Tenant Overcrowding and Under-occupation

- Project ended. Phase 1 successful (those who expressed an interest in moving), but Phase 2 not successful (expanding to those not on the register)
- Conclusions: Tenants are reluctant to move and would require incentivising.
- Next Step: Re-introduce the Tenants Incentive Scheme as a further initiative to encourage more movement.

Tenant Overcrowding and Under-occupation

- Extensions budget, wherein homes that can be extended will be considered, to avoid the need for a move.
- Recommended that the Council re-visits flexible tenancies to evaluate whether the benefits of this would warrant full or partial implementation.

Thank You

Any Questions?

