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

1. Headline data from the Housing Register (Appendix 1 & 2)

- The number of households on the Housing Register has remained relatively the same over the past 12 months.
- The number of households in Band 1 has risen by 23% (165). This is due to the recent policy change whereby statutorily overcrowded households and some statutory homeless households are given an enhanced banding priority.
- People who are homeless or threatened with homelessness accounts for 21% (1283) of all households on the Housing Register. This has risen by 44% in the last 12 months and is mainly due to the implementation of the Homeless Reduction Act.
- The highest demand is for 2-bedroom accommodation which accounts for 34% (2110) of total demand.

1.1. Overcrowding and under-occupation

- Overcrowding remains the biggest reason for joining the Housing Register and currently accounts for 59% (3598) of the register.
- The number of statutorily overcrowded households has increased from 60 to 193 (222% 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 number of social tenants under-occupying their homes has dropped by 176 (45%) compared to 12 months ago.
- The project-based-approach to tenant overcrowding and under-occupation has now come to an end. Phase 2 was not a great success and it is clear that tenants are reluctant to move. As such, the next step is to re-introduce the Tenants Incentive Scheme as a further initiative to encourage more movement.
- Another initiative being explored to tackle tenant overcrowding is the Extensions budget, wherein homes that can be extended will be considered, to avoid the need for a move.
- Finally, it is recommended that the Council re-visits flexible tenancies to evaluate whether the benefits of this would warrant full or partial implementation of the concepts.

2. Lettings Headline data (Appendix 3, 4 & 5)

- There were 675 lets over the past 6 months.
- The number of lettings in the last 6 months has increased by 65 (11%) from the corresponding period last year. This is larger thought to be due to increased movement as a result of the vacancies created by Maxfield House.
- Bands 1 and 2 accounts for 98% (663) of all lettings in the last 6 months.
- 284 (42%) 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 3% from the corresponding period in the previous year.

- There was a total of 325 lettings of 1 bedroom accommodation. This accounts for 53% of all lettings.
- The current average waiting times for Band 2 households seeking 2 and 3 bedroom accommodation has remained relatively similar (18 and 22 months) compared to 12 months ago.
- The current average waiting times for 4 bedroom houses has decreased from 57 months to 23 months compared to 12 months ago. However, this can also increase significantly due to the limited availability of large homes and location.
- Beaumont leys area had the most vacancies (73) in the last 6 months followed by St Peters (68) and New Parks (48).

3. **Housing Association & HomeCome Lettings (Appendix 6)**

- Lettings to Housing Associations and HomeCome accounted for 190 (28%) of all lettings in the last 6 months (01/04/2019 – 30/09/2019). This was similar with the corresponding period last year 181 (23%).
- Midland Heart was the largest provider with 57 (30%) of the lets with PA Housing the next highest provider with 56 lettings (29%).
- HomeCome lets accounted for 12 (6%) of the lettings.
- There were 67 lettings to private landlords via the Housing Options Private Rented Sector Team.

4. **Direct Lets (Appendix 7)**

- The number of direct lettings accounts for 22% (147) of all lettings for the 6 month period (01/04/2019 – 30/09/2019).
- Direct lettings to people who are homeless or threatened with homelessness account for 59 (40%) of all direct lettings for the 6 month period (01/04/2019 – 30/09/2019).

5. **Customer and Management Dashboard (Appendix 8 & 9)**

- Summary information for use by customers and management

Breakdown in the number of households on the Housing Register by band as at 01/10/2019

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	8 Bed	Total
BAND 1	**321**	**231**	**214**	**95**	**27**	**2**	**1**	**-**	**891**
Compulsory Homeloss	3	2	-	-	-	-	-	-	5
Harassment	12	10	8	2	-	-	-	-	32
Management Case	18	7	5	2	-	-	-	-	32
Medical	78	92	85	28	10	1	1	-	295
Priority Under-occupation	169	3	3	-	-	-	-	-	175
Referred Case	-	2	1	-	-	-	-	-	3
Statutory Overcrowding	-	61	67	51	14	-	-	-	193
Statutory Homeless	12	49	45	11	2	1	-	-	120
Wheelchair Adapted Housing No Longer Required	-	-	-	1	1	-	-	-	2
Young Person Leaving Care	29	5	-	-	-	-	-	-	34
BAND 2	**726**	**888**	**410**	**192**	**81**	**20**	**4**	**1**	**2322**
Care package ASC	42	2	-	-	-	-	-	-	44
Insecure Accommodation	-	4	5	-	-	-	-	-	9
Leaving Armed Forces	-	2	-	-	-	-	-	-	2
Leaving Residential Care	21	3	-	-	-	-	-	-	24
Medical	122	99	113	56	8	1	-	-	399
Overcrowded Families in 1 Bed	-	361	74	5	2	-	-	-	442
Severe Overcrowding	-	5	23	98	57	19	4	1	207
Statutory Homeless	385	365	175	32	13	-	-	-	970
Temporary Accommodation	156	22	6	-	-	-	-	-	184
Under-occupation	-	25	14	1	1	-	-	-	41
BAND 3	**778**	**991**	**883**	**252**	**14**	**-**	**-**	**-**	**2918**
Sheltered Housing Only	119	-	-	-	-	-	-	-	119
Medical Care + Support	21	7	4	-	-	-	-	-	32
Overcrowding - Non Tenants	628	682	124	23	3	-	-	-	1460
Overcrowding - Tenants	7	297	752	229	11	-	-	-	1296
Right to Move	-	1	-	-	-	-	-	-	1
Workplace Move	3	4	3	-	-	-	-	-	10
Grand Total	**1825**	**2110**	**1508**	**539**	**122**	**22**	**5**	**1**	**6131**

Breakdown in the number of households on the Housing Register by band as at 01/10/2018

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	8 Bed	Total
BAND 1	**475**	**113**	**94**	**35**	**8**	**-**	**1**	**-**	**726**
Harassment	11	10	8	3	-	-	-	-	32
Management Case	11	7	4	1	-	-	-	-	-
Medical	99	90	78	31	7	-	1	-	306
Priority Under-occupation	327	6	4	-	-	-	-	-	337
Wheelchair Adapted Housing No Longer Required	-	-	-	-	1	-	-	-	1
Young Person Leaving Care	27	-	-	-	-	-	-	-	27
BAND 2	**520**	**847**	**439**	**261**	**99**	**25**	**3**	**1**	**2195**
Care package ASC	37	-	-	-	-	-	-	-	37
Insecure Accommodation	12	102	86	23	8	1	-	-	232
Leaving Armed Forces	1	2	-	-	-	-	-	-	3
Leaving Residential Care	22	2	-	-	-	-	-	-	24
Medical	104	104	95	54	8	1	-	-	366
Overcrowded Families in 1 Bed	-	359	88	6	1	-	-	-	454
Severe Overcrowding	-	5	21	144	78	23	3	1	275
Stat Overcrowding	2	6	41	11	-	-	-	-	60
Statutory Homeless	134	164	80	20	4	-	-	-	402
Temporary Accommodation	207	31	14	2	-	-	-	-	254
Under-occupation	-	71	14	1	-	-	-	-	86
Unsanitary / Unsatisfactory Accommodation	1	1	-	-	-	-	-	-	2
BAND 3	**866**	**1069**	**1014**	**285**	**19**	**3**	**1**	**-**	**3257**
Sheltered Housing Only	151	-	-	-	-	-	-	-	151
Adult Leaving Care	-	-	1	-	-	-	-	-	1
Medical Care + Support	17	4	3	-	-	-	-	-	24
Overcrowding - Non Tenants	684	706	111	27	2	-	-	-	1530
Overcrowding - Tenants	8	354	897	258	17	3	1	-	1538
Right to Move	1	-	-	-	-	-	-	-	1
Workplace Move	5	5	2	-	-	-	-	-	12
Grand Total	**1861**	**2029**	**1547**	**581**	**126**	**28**	**5**	**1**	**6178**

Total Lettings for the 6 month period 01/04/2019 – 30/09/2019

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
BAND 1	**156**	**62**	**52**	**9**	**-**	**279**
Compulsory Homeloss	46	6	-	3	-	55
Harassment	12	13	11	1	-	37
High Medical	28	13	8	2	-	51
Management Case	18	9	19	-	-	46
Referred Case	-	3	1	2	-	6
Priority Under-occupation	27	1	1	-	-	29
Statutory Overcrowding	-	8	9	-	-	17
Statutory Homeless	4	7	3	1	-	15
Young Person Leaving Care	21	2	-	-	-	23
BAND 2	**201**	**115**	**57**	**15**	**1**	**384**
Care Package	3	-	-	-	-	3
Insecure Accommodation	1	10	11	2	-	24
Leaving Residential Care	4	-	-	-	-	4
Medium Medical	20	10	6	5	-	41
Overcrowded Families in 1 Bed	-	43	8	-	-	51
Severe Overcrowding	-	1	9	3	-	13
Statutory Homeless	120	48	23	5	1	197
Temporary Accommodation	47	1	-	-	-	48
Under-occupation	-	2	-	-	-	2
Unsanitary / Unsatisfactory Accommodation	1	-	-	-	-	1
BAND 3	**9**	**2**	**1**	**-**	**-**	**12**
Sheltered Housing Only	3	-	-	-	-	3
Medical Care & Support	1	-	-	-	-	1
Overcrowding - Non Tenants	5	1	-	-	-	6
Overcrowding - Tenants	-	1	1	-	-	2
Grand Total	**361**	**179**	**110**	**24**	**1**	**675**

Average Waiting Times (Months) for those Rehoused in the 6 month period 01/04/2019 – 30/09/2019 (General Needs Accommodation)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6(+) Bed
BAND 1	4	4	3	3	-	-
BAND 2	8	18	22	23	-	-
BAND 3	9	-	-	-	-	-

Appendix 4

Total Lettings for the 6 month period 01/04/2018 – 30/09/2018

	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds	6 Beds	Total
BAND 1	**80**	**28**	**21**	**3**	**2**	**-**	**134**
Compulsory Homeloss	3	1	-	-	-	-	4
Harassment	6	11	6	2	-	-	25
High Medical	14	8	7	-	2	-	31
Management Case	19	5	6	1	-	-	31
Referred Case	1	2	-	-	-	-	3
Priority Under-occupation	22	-	2	-	-	-	24
Young Person Leaving Care	15	1	-	-	-	-	16
BAND 2	**187**	**133**	**84**	**9**	**-**	**1**	**414**
Care Package	8	-	-	-	-	-	8
Insecure Accommodation	28	41	27	-	-	-	96
Leaving Residential Care	9	-	-	-	-	-	9
Medium Medical	28	11	15	-	-	-	54
Overcrowded Families in 1 Bed	-	53	15	-	-	-	68
Severe Overcrowding	-	2	12	6	-	1	21
Statutory Homeless	41	10	8	3	-	-	62
Temporary Accommodation	72	6	4	-	-	-	82
Under-occupation	-	5	-	-	-	-	5
Unsanitary / Unsatisfactory Accommodation	1	-	-	-	-	-	1
BAND 3	**58**	**1**	**3**	**-**	**-**	**-**	**62**
Sheltered Housing Only	14	-	-	-	-	-	14
Medical Care & Support	1	-	-	-	-	-	1
Overcrowding - Non Tenants	43	-	2	-	-	-	45
Overcrowding - Tenants	-	1	1	-	-	-	2
Grand Total	**325**	**162**	**108**	**12**	**2**	**1**	**610**

Average Waiting Times (Months) for those Rehoused in the 6 month period 01/04/2018 – 30/09/2018 (General Needs Accommodation)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6(+) Bed
BAND 1	3	4	4	6	14	-
BAND 2	5	17	21	57	-	-
BAND 3	7	-	-	-	-	-

Total Number of Lettings by Area for the 6 month period 01/04/2019 – 30/09/2019

Area	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total
Abbey Rise	10	12	2	1	-	25
Ashton Green	3	2	2	-	-	7
Aylestone	2	1	-	-	-	3
Beaumont Leys	37	13	14	1	1	66
Belgrave/St Marks / Rushey Mead	21	10	2	1	-	34
Braunstone Frith / Kirby Frith	20	4	3	-	-	27
Braunstone North	9	7	11	4	-	31
Braunstone South	15	6	4	-	-	25
Charnwood	6	4	2	-	-	12
City Centre	20	8	1	-	-	29
Coleman Road / Tailby / Beatty Ave	6	9	8	5	-	28
Evington and Goodwood	4	1	-	-	-	5
Eyres Monsell	25	14	7	1	-	47
Hamilton	1	6	6	7	-	20
Highfields	11	6	-	-	-	17
Knighton/Clarendon Park	3	1	-	-	-	4
Mowmacre / Stocking Farm	15	6	4	-	-	25
Netherhall	4	3	-	-	-	7
New Parks	18	12	17	1	-	48
Rowlatts Hill	8	5	-	-	-	13
Saffron / Montrose	12	19	14	2	-	47
St Andrews / Bede Island	7	3	1	-	-	11
St Matthews	2	13	2	-	-	17
St Peters	63	2	3	-	-	68
Thurnby Lodge	18	4	-	-	-	22
West End	7	4	3	1	-	15
West Humberstone / Victoria / Humberstone Village	14	4	4	-	-	22
Total	**361**	**179**	**110**	**24**	**1**	**675**

Housing Association & HomeCome & Leased Property Lettings for the 6 month period 01/04/2019 – 30/09/2019

	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total	
Affinity Sutton Homes	1	-	-	-	-	1	1%
Clarion Housing	-	-	-	-	-	-	-
EMH Homes	2	7	7	2	-	18	9%
Hanover Housing	2	1	-	-	-	3	2%
HomeCome	2	2	5	2	1	12	6%
Leicester Coops	-	4	-	-	-	4	2%
Metropolitan	-	-	-	-	-	-	-
Midland Heart Housing	14	25	12	6	-	57	30%
Nottingham Community	-	1	1	-	-	2	1%
PA Housing	32	18	6	-	-	56	29%
Riverside Midlands	4	14	1	2	-	21	11%
Sage Housing	-	-	6	5	-	11	6%
Stonewater	-	-	-	-	-	-	-
Tuntum Housing	-	-	-	-	-	-	-
Waterloo Housing Group	2	3	-	-	-	5	3%
(Leicester City Council)	(302)	(104)	(72)	(7)	-	(485)	
(LeicesterLet/Rent Deposit)	(14)	(39)	(11)	(3)	-	(67)	
Grand Total	**59**	**75**	**38**	**17**	**1**	**190**	

Housing Association, HomeCome & Leased Property Lettings for the 6 month period 01/04/2018 – 30/09/2018

	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total	
Affinity Sutton Homes	-	5	-	-	-	5	3%
Asra Housing	38	26	6	1	-	71	39%
Clarion Housing	-	-	7	-	-	7	4%
EMH Homes	5	8	4	-	-	17	9%
Hanover Housing	1	-	-	-	-	1	<1%
HomeCome	2	2	3	3	1	11	6%
Leicester Coops	-	2	1	-	-	3	2%
Metropolitan	-	1	-	-	-	1	<1%
Midland Heart Housing	11	20	9	2	-	42	23%
Nottingham Community	-	-	-	-	-	-	-
Riverside Midlands	-	2	-	-	-	2	1%
Stonewater	1	1	-	-	-	2	1%
Tuntum Housing	-	1	-	-	-	1	<1%
Waterloo Housing Group	10	5	2	1	-	18	10%
(Leicester City Council)	(257)	(89)	(76)	(5)	(2)	(429)	
(Leicester Lease)	-	(1)	(1)	-	-	(2)	
(LeicesterLet/Rent Deposit)	(10)	(27)	(6)	(3)	-	(46)	
Grand Total	**68**	**73**	**32**	**7**	**1**	**181**	

Direct Lettings for the 6 month period 01/04/2019 – 30/09/2019

	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total	
Compulsory Homeloss	27	2	-	-	-	29	20%
Decant	1	-	1	-	-	2	1%
Exceptional Circumstances	21	12	18	1	-	55	37%
Homeless	4	9	5	-	-	18	12%
Housing First	25	11	3	1	1	41	28%
MAPPA	1	-	-	-	-	1	1%
Witness Protection Scheme	-	-	1	-	-	1	1%
Total - Direct Lettings	79	34	28	5	1	147	(22%)
Total - (Non-Direct Lettings)	282	145	82	19	-	528	(78%)
Grand Total	361	179	110	24	1	675	

Direct Lettings for the 12 month period 01/04/2018 – 30/09/2018

	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total	
Death of Tenant	2	-	-	-	-	2	2%
Exceptional Circumstances	9	6	6	1	-	22	26%
Homeless	-	2	6	2	-	10	12%
Housing First	25	12	9	1	1	48	57%
Section 21	-	-	1	-	-	1	1%
Witness Protection Scheme	1	-	-	-	-	1	1%
Total - Direct Lettings	37	20	22	4	1	84	(14%)
Total - (Non-Direct Lettings)	288	142	86	8	2	526	(86%)
Grand Total	325	162	108	12	3	610	

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

Total applicants on register on 1st October 2019	Total Lettings from 1st April 2019 to 30th September 2019
6,131	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
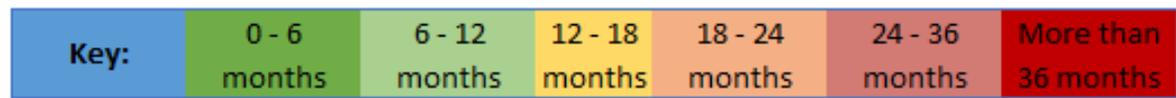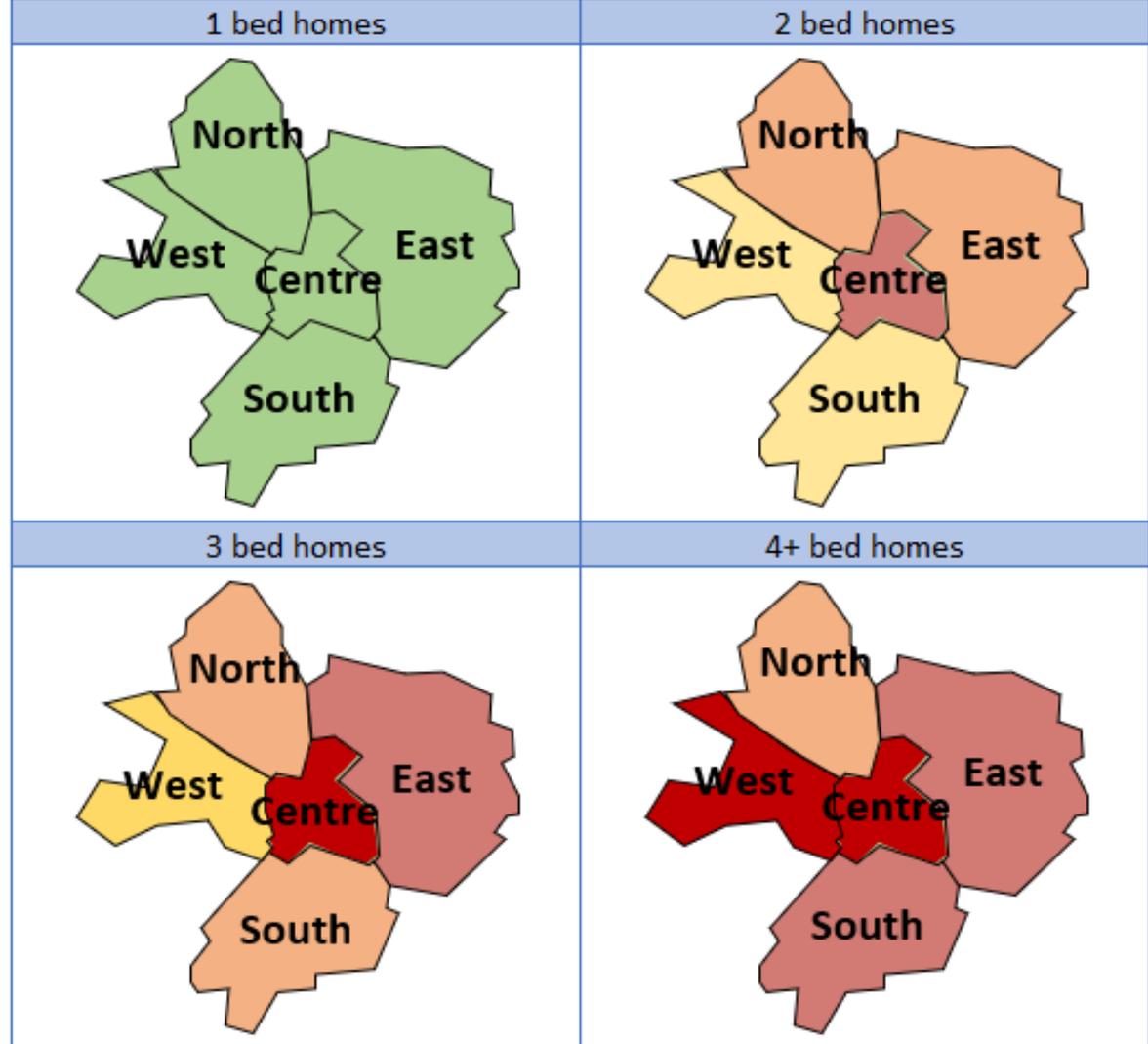18 months waiting in Band 2
No lets to Band 3 this period

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

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 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	-	-	-	-
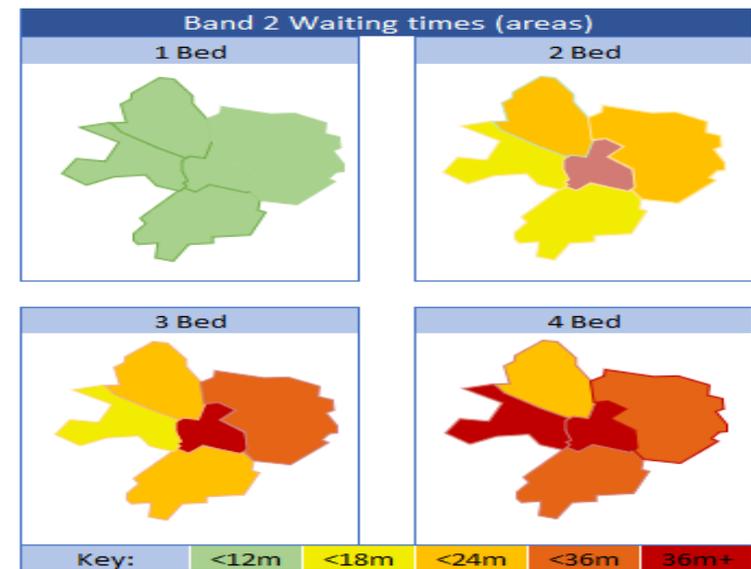
Which priorities are getting the housing?

1
1. Homeless
2. Temp Accomm
3. Medical

2
1. Homeless
2. Overcrowding
3. Medical

3
1. Homeless
2. Overcrowding
3. Management

4+
1. Homeless
2. Medical
3. Overcrowding

Band 2 Waiting times (areas)

1 Bed

2 Bed

3 Bed

4 Bed

Key:	<12m	<18m	<24m	<36m	36m+