

## **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 reduced from 11403 on 01/04/2017 to 6009 on 01/04/2018.** This is a 47% reduction which reflects the review of the Housing Allocations Policy whereby households in Bands 4 and 5 with little or no housing need were removed from the Housing Register to manage customer expectations and to ensure that social housing is being offered to cases who are in housing need.

At the time of the review all households in bands 4 & 5, or who were otherwise affected by the changes were written to and offered a right of review to their decision. Up to 6000 letters were sent out and only 200 individual appeals to the change were received.

- **The number of households in Band 2 has reduced from 3007 to 1916 (36% reduction) over the past 12 months.** This change also reflects the review of the Register to ensure that the banding categories reflect the housing need in the City and gives relevant priority to the reasonable preference groups that include those living in overcrowded conditions.
- **Overcrowding remains the biggest reason for joining the Housing Register and currently accounts for 65% (3888) of the register.**
- **People who are homeless or threatened with homelessness accounts for 35% (679) of all households in Band 2.**
- **The highest demand is for 2-bedroom accommodation which accounts for 32% (1941) of total demand.**

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

- The number of lettings in 2017-2018 has reduced from 1504 to 1316 (188, 13% reduction).
- Bands 1 and 2 accounts for 90% (1185) of all lettings. 131 (10%) of lettings were to Band 3 cases which was mainly allocations of 1 bed accommodation.
- 499 (38%) of all lettings were for the prevention of homelessness or to households who became homeless (Insecure Accommodation, Statutory Homeless and Temporary Accommodation priorities).
- Average waiting times for family size accommodation (2 beds or more) has increased due to the disparity between the numbers on the Housing Register (4267) compared to the number of properties let to these families (586).

- The average waiting times for Band 2 households seeking 2 bedroom accommodation has increased from 18 months to 22 months although this can vary according to different areas of the city.
- The average waiting times for 2 bedroom houses can be double the waiting times for 2 bedroom flats.
- There were a total of 730 lettings of 1 bedroom accommodation. This accounts for 55% of all lettings.

### **3. Going forward**

- 2018/19 - further work will be carried out as a project to look at the overcrowded households on the Register and to ensure that the Allocation Policy continues to be fully compliant with the new Homelessness Reduction Act.

### **4. Housing Association & HomeCome Lettings (Appendix 6)**

- Lettings to Housing Associations and HomeCome accounted for 308 (23%) of all lettings in 2017-2018. This compared to 417 (28%) of all lettings in 2016-2017. This decrease was mainly due to the reduction in the supply of new build homes by the Housing Associations.
- Asra Housing was the largest provider with 97 (31%) of the lets with East Midland Homes the next highest provider with 46 lettings (15%).
- HomeCome lets accounted for 25 (8%) of the lettings.
- There were 121 lettings to private landlords via the Housing Options Private Rented Sector Team.

**Breakdown in the number of households on the Housing Register by band as at 01/04/2018**

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	8 Bed	Total
<b>BAND 1</b>	<b>500</b>	<b>112</b>	<b>95</b>	<b>29</b>	<b>11</b>	<b>1</b>	<b>1</b>	<b>-</b>	<b>749</b>
Compulsory Homeless	1	2	-	-	-	-	-	-	3
Harassment	8	11	5	2	1	-	-	-	27
Management Case	18	4	5	-	-	-	-	-	27
High Medical	72	85	79	26	9	1	1	-	273
Priority Under-occupation	380	5	6	1	-	-	-	-	392
Referred Case	-	2	-	-	-	-	-	-	2
Wheelchair Adapted Housing No Longer Required	-	-	-	-	1	-	-	-	1
Young Person Leaving Care	21	3	-	-	-	-	-	-	24
<b>BAND 2</b>	<b>414</b>	<b>745</b>	<b>360</b>	<b>261</b>	<b>111</b>	<b>19</b>	<b>5</b>	<b>1</b>	<b>1916</b>
Care Package ASC	35	-	-	-	-	-	-	-	35
Insecure Accommodation	32	195	123	38	9	1	-	-	398
Leaving Armed Forces	1	2	-	-	-	-	-	-	3
Leaving Residential Care	18	2	-	-	-	-	-	-	20
Medium Medical	116	108	86	51	4	1	-	-	366
Overcrowding Families in 1 Bed	-	303	79	7	1	-	-	-	390
Severe Overcrowding	-	3	29	155	97	17	4	1	306
Statutory Overcrowding	3	8	8	3	-	-	1	-	23
Statutory Homeless	-	3	4	2	-	-	-	-	9
Temporary Accommodation	209	39	20	4	-	-	-	-	272
Under-occupation	-	80	11	-	-	-	-	-	91
Unsanitary / Unsatisfactory Accommodation	-	2	-	1	-	-	-	-	3
<b>BAND 3</b>	<b>828</b>	<b>1084</b>	<b>1005</b>	<b>391</b>	<b>30</b>	<b>5</b>	<b>1</b>	<b>-</b>	<b>3344</b>
Sheltered Housing Only	158	-	-	-	-	-	-	-	158
Adult Leaving Care	-	-	2	-	-	-	-	-	2
Medical Care & Support	7	2	-	-	-	-	-	-	9
Overcrowding - Non Tenants	649	704	97	35	-	-	-	-	1485
Overcrowding - Tenants	9	377	906	356	30	5	1	-	1684
Workplace Move	5	1	-	-	-	-	-	-	6
<b>Grand Total</b>	<b>1742</b>	<b>1941</b>	<b>1460</b>	<b>681</b>	<b>152</b>	<b>25</b>	<b>7</b>	<b>1</b>	<b>6009</b>

**Breakdown in the number of households on the Housing Register by band as at 01/04/2017**

	1	2	3	4	5	6	7	8	9	Total
	Bed	Bed	Bed	Bed	Bed	Bed	Bed	Bed	Bed	
<b>BAND 1</b>	<b>487</b>	<b>94</b>	<b>98</b>	<b>26</b>	<b>15</b>	<b>1</b>	-	-	-	<b>721</b>
Harassment	9	10	6	1	-	-	-	-	-	26
Management Case	13	4	3	1	-	-	-	-	-	21
High Medical	77	72	69	24	15	1	-	-	-	258
Under-occupation	363	-	-	-	-	-	-	-	-	363
Tenants Incentive Scheme	9	7	20	-	-	-	-	-	-	36
Young Person Leaving Care	16	1	-	-	-	-	-	-	-	17
<b>BAND 2</b>	<b>515</b>	<b>1459</b>	<b>379</b>	<b>301</b>	<b>254</b>	<b>77</b>	<b>14</b>	<b>6</b>	<b>2</b>	<b>3007</b>
Care Package ASC	29	1	-	-	-	-	-	-	-	30
Insecure Accommodation	37	248	73	26	13	1	1	-	-	399
Leaving Armed Forces	4	7	-	-	-	-	-	-	-	11
Leaving Residential Care	27	-	-	-	-	-	-	-	-	27
Medium Medical	146	76	78	40	8	2	-	-	-	350
Overcrowding Families in 1 Bed	-	659	71	17	2	-	-	-	-	749
Severe Overcrowding	-	300	139	210	228	74	13	5	2	971
Statutory Homeless	2	24	7	3	2	-	-	1	-	39
Temporary Accommodation	270	53	11	5	1	-	-	-	-	340
Under-occupation	-	91	-	-	-	-	-	-	-	91
<b>BAND 3</b>	<b>796</b>	<b>812</b>	<b>1018</b>	<b>387</b>	<b>34</b>	<b>10</b>	<b>2</b>	-	-	<b>3059</b>
Adult Leaving Care	3	2	3	-	-	-	-	-	-	8
Medical	6	1	-	1	-	-	-	-	-	8
Overcrowding	784	808	1015	386	34	10	2	-	-	3039
Workplace Move	2	1	-	-	-	-	-	-	-	3
Sharing Facilities	1	-	-	-	-	-	-	-	-	1
<b>BAND 4</b>	<b>2145</b>	<b>191</b>	<b>25</b>	<b>3</b>	-	-	-	-	-	<b>2364</b>
50+ Sheltered Housing Only	447	-	-	-	-	-	-	-	-	447
Emotional Care/Support	50	25	9	2	-	-	-	-	-	86
Sharing Facilities	1648	166	16	1	-	-	-	-	-	1831
<b>BAND 5</b>	<b>967</b>	<b>885</b>	<b>368</b>	<b>26</b>	<b>5</b>	<b>1</b>	-	-	-	<b>2252</b>
No Identified Need	967	885	368	26	5	1	-	-	-	2252
<b>Grand Total</b>	<b>4910</b>	<b>3441</b>	<b>1888</b>	<b>743</b>	<b>308</b>	<b>89</b>	<b>16</b>	<b>6</b>	<b>2</b>	<b>11403</b>

## Total Lettings for the 12 month period 01/04/2017 – 31/03/2018

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	Total
<b>BAND 1</b>	<b>223</b>	<b>49</b>	<b>43</b>	<b>6</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>321</b>
Compulsory Homelessness	1	-	-	-	-	-	-	1
Harassment	17	20	15	3	-	-	-	55
Management Case	69	6	8	-	-	-	-	83
High Medical	47	16	16	3	-	-	-	82
Priority Under-occupation	63	4	2	-	-	-	-	69
Referred Case	-	-	2	-	-	-	-	2
Young Person Leaving Care	26	3	-	-	-	-	-	29
<b>BAND 2</b>	<b>384</b>	<b>284</b>	<b>172</b>	<b>18</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>864</b>
Care package	13	-	-	-	-	-	-	13
Insecure Accommodation	72	93	69	4	-	1	-	239
Leaving Armed Forces	-	-	2	-	-	-	-	2
Leaving Residential Care	12	-	-	-	-	-	-	12
Medical	60	11	22	1	-	-	-	94
Overcrowded Families in 1 Bed	3	124	19	1	-	-	-	147
Severe Overcrowding	3	26	40	10	3	-	1	83
Statutory Overcrowding	-	2	2	-	-	-	-	4
Statutory Homeless	1	7	6	1	-	1	-	16
Temporary Accommodation	220	13	10	1	-	-	-	244
Under-occupation	-	7	2	-	-	-	-	9
Unsanitary / Unsatisfactory Accommodation	-	1	-	-	-	-	-	1
<b>BAND 3</b>	<b>123</b>	<b>4</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>131</b>
Sheltered Housing Only	21	-	-	-	-	-	-	21
Adult Leaving Care	1	-	-	-	-	-	-	1
Medical Care & Support	4	-	-	-	-	-	-	4
Overcrowding - Non Tenants	65	3	-	-	-	-	-	68
Overcrowding - Tenants	32	1	4	-	-	-	-	37
<b>Grand Total</b>	<b>730</b>	<b>337</b>	<b>219</b>	<b>24</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>1316</b>

## Average Waiting Times (Months) for those Rehoused in the 12 month period 01/04/2017 – 31/03/2018 (General Needs Accommodation)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6(+) Bed
BAND 1	3	2	2	2	-	-
BAND 2	4	22	14	37	52	62
BAND 3	7	-	-	-	-	-

## Total Lettings for the 12 month period 01/04/2016 – 31/03/2017

	1 Bed	2 Beds	3 Beds	4 Beds	5 Beds	6 Beds	Total
<b>BAND 1</b>	<b>184</b>	<b>57</b>	<b>47</b>	<b>7</b>	<b>2</b>	<b>1</b>	<b>298</b>
Compulsory Homeloss	1	-	-	-	-	-	1
Harassment	17	25	12	5	-	-	59
High Medical	43	22	13	1	1	1	81
Management Case	20	4	13	-	1	-	38
Referred Case	-	1	3	1	-	-	5
Under-occupation	63	-	-	-	-	-	63
Tenants incentive Scheme	4	1	5	-	-	-	10
Wheelchair Property No Longer Needed	-	-	1	-	-	-	1
Young Person Leaving Care	36	4	-	-	-	-	40
<b>BAND 2</b>	<b>426</b>	<b>323</b>	<b>262</b>	<b>24</b>	<b>2</b>		<b>1037</b>
Care Package	8	-	-	-	-	-	8
Insecure Accommodation	56	72	81	-	1	-	210
Leaving Armed Forces	-	-	2	-	-	-	2
Leaving Residential Care	15	-	-	-	-	-	15
Medium Medical	64	12	31	2	-	-	109
Overcrowded Families in 1 Bed	4	117	43	2	-	-	166
Severe Overcrowding	6	64	60	19	1	-	150
Statutory Homeless	5	36	41	1	-	-	83
Temporary Accommodation	268	14	4	-	-	-	286
Under-occupation	-	8	-	-	-	-	8
<b>BAND 3</b>	<b>103</b>	<b>3</b>	<b>3</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>109</b>
Band 3 Medical	1	-	-	-	-	-	1
Overcrowding	102	3	3	-	-	-	108
<b>BAND 4</b>	<b>60</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60</b>
Over 50yr Requesting 1 Bed Sheltered Accommodation	17	-	-	-	-	-	17
Emotional Care & Support	3	-	-	-	-	-	3
Sharing Facilities	40	-	-	-	-	-	40
<b>Grand Total</b>	<b>773</b>	<b>383</b>	<b>314</b>	<b>31</b>	<b>4</b>	<b>1</b>	<b>1504</b>

## Average Waiting Times (Months) for those Rehoused in the 12 month period 01/04/2016 – 31/03/2017 (General Needs Accommodation)

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6(+) Bed
BAND 1	3	2	4	4	3	-
BAND 2	5	18	11	39	-	-
BAND 3	8	44	21	-	-	-
BAND 4	8	-	-	-	-	-
BAND 5	-	-	-	-	-	-

**Number of Lettings and Average Waiting Times for Band 2 Households Seeking General Needs Accommodation (Excludes Adapted & Sheltered Accommodation) by Area for the 12 month period 01/04/2017 – 31/03/2018**

	1 Bed	2 Bed		3 Bed	4 Bed	5(+) Bed
	Bedsit/Flat Bungalow	Flat	House Maisonette	Flat/House Maisonette	House	House
Abbey Rise	15 (5mth)	3 (12mth)	-	2 (17mth)	-	-
Aylestone	2 (7mth)	-	1 (21mth)	-	-	-
Beaumont Leys	36 (4mth)	15 (14mth)	8 (24mth)	11 (9mth)	-	-
Belgrave/ St Marks/ Rushey Mead	20 (6mth)	9 (21mth)	11 (29mth)	9 (32mth)	-	-
Braunstone Frith/ Kirby Frith	25 (4mth)	1 (10mth)	7 (22mth)	6 (10mth)	-	-
Braunstone North	6 (4mth)	-	2 (38mth)	13 (12mth)	2 (35mth)	-
Braunstone South	11 (5mth)	-	1 (22mth)	6 (14mth)	-	1 (52mth)
Charnwood	9 (7mth)	1 (29mth)	3 (30mth)	2 (36mth)	-	-
City Centre	22 (3mth)	10 (20mth)	1 (16mth)	-	-	-
Coleman Road / Tailby / Beatty Ave	5 (5mth)	4 (16mth)	2 (36mth)	5 (41mth)	-	-
Evington and Goodwood	5 (7mth)	-	-	1 (41mth)	-	-
Eyres Monsell/ Gilmorton	6 (8mth)	6 (17mth)	7 (27mth)	12 (12mth)	-	1 (49mth)
Hamilton	-	-	9 (26mth)	-	-	-
Highfields	16 (4mth)	1 (15mth)	14 (32mth)	2 (36mth)	3 (48mth)	2 (65mth)
Knighton/ Clarendon Park	5 (3mth)	6 (16mth)	1 (21mth)	-	-	-
Mowmacre / Stocking Farm	17 (4mth)	10 (11mth)	5 (26mth)	11 (22mth)	1 (23mth)	-
Netherhall	6 (4mth)	3 (21mth)	3 (26mth)	3 (28mth)	-	-
New Parks	10 (2mth)	23 (12mth)	3 (27mth)	21 (12mth)	2 (41mth)	-
Rowlatts Hill	20 (5mth)	2 (21mth)	2 (38mth)	1 (26mth)	-	-
Saffron / Montrose	4 (7mth)	7 (8mth)	4 (32mth)	12 (15mth)	-	-
St Andrews/ Bede Island	10 (4mth)	6 (20mth)	9 (18mth)	1 (6mth)	-	-
St Matthews	5 (5mth)	1 (28mth)	17 (30mth)	1 (30mth)	-	-
St Peters	9 (3mth)	1 (21mth)	3 (28mth)	2 (41mth)	-	-
Thurnby Lodge	9 (6mth)	-	7 (25mth)	3 (36mth)	-	-
West End	7 (6mth)	2 (22mth)	2 (27mth)	3 (6mth)	1 (25mth)	-
West Humberstone and Morton/ Victoria	6 (10mth)	1 (13mth)	3 (26mth)	7 (33mth)	-	-

### Housing Association & HomeCome & Leased Property Lettings for the 12 month period 01/04/2017 – 31/03/2018

	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total	
Affinity Sutton Homes	-	8	4	-	-	12	4%
Asra Housing	50	40	7	-	-	97	32%
Derwent Housing	1	-	-	-	-	1	<1%
EMH Homes	18	18	10	-	-	46	15%
Hanover Housing	1	-	-	-	-	1	<1%
HomeCome	6	3	7	8	1	25	8%
Leicester Coops	6	4	1	2	-	13	4%
Metropolitan	-	10	-	-	-	10	3%
Midland Heart Housing	29	10	3	-	-	42	14%
Nottingham Community	4	11	7	2	1	25	8%
Riverside Midlands	4	2	5	2	1	14	5%
Stonewater	3	2	-	-	-	5	3%
Tuntum Housing	-	1	1	-	-	2	1%
Waterloo Housing Group	8	5	3	-	-	16	5%
(Leicester City Council)	(600)	(223)	(171)	(11)	(3)	(1008)	
(Leicester Lease)	-	(1)	(2)	-	-	(3)	
(Leicester Let/Rent Deposit)	(28)	(66)	(22)	(4)	(1)	(121)	
<b>Grand Total</b>	<b>130</b>	<b>114</b>	<b>48</b>	<b>13</b>	<b>3</b>	<b>308</b>	

### Housing Association, HomeCome & Leased Property Lettings for the 12 month period 01/04/2016 – 31/03/2017

	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total	
Asra Housing	31	24	5	1	-	61	15%
Derwent Living	1	1	-	-	-	2	<1%
EMH Homes	21	51	30	6	-	108	26%
Friendship Care	-	-	-	1	-	1	<1%
Hanover Housing	7	1	-	-	-	8	2%
HomeCome	8	3	10	3	1	25	6%
Leicester Coops	3	10	1	-	-	14	3%
Metropolitan	-	8	-	-	-	8	2%
Midland Heart Housing	29	13	3	-	-	45	11%
Nottingham Community	3	25	10	3	-	41	10%
Riverside Midlands	6	21	15	1	-	43	10%
Stonewater	4	-	-	-	-	4	1%
Tuntum Housing	-	3	1	-	-	4	1%
Waterloo Housing Group	42	9	2	-	-	53	13%
(Leicester City Council)	(618)	(214)	(235)	(16)	(1)	(1087)	
<b>Grand Total</b>	<b>155</b>	<b>169</b>	<b>77</b>	<b>15</b>	<b>1</b>	<b>417</b>	



## Direct Lettings for the 12 month period 01/04/2017 – 31/03/2018

	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total	
Death of Tenant	-	-	2	-	-	2	1%
Decant	44	1	-	-	-	45	21%
Exceptional Circumstances	30	7	8	-	-	45	21%
Homeless	3	7	3	3	1	17	8%
Housing First	40	31	26	4	1	102	48%
Section 21	-	-	-	1	-	1	<1%
Supported Housing	1	-	-	-	-	1	<1%
Witness Protection Scheme	1	-	-	-	-	1	<1%
<b>Total - Direct Lettings</b>	<b>119</b>	<b>46</b>	<b>39</b>	<b>8</b>	<b>2</b>	<b>214</b>	<b>(16%)</b>
<b>Total - (Non-Direct Lettings)</b>	<b>611</b>	<b>291</b>	<b>180</b>	<b>16</b>	<b>4</b>	<b>1102</b>	<b>(84%)</b>
<b>Grand Total</b>	<b>730</b>	<b>337</b>	<b>219</b>	<b>24</b>	<b>6</b>	<b>1316</b>	

## Direct Lettings for the 12 month period 01/04/2016 – 31/03/2017

	1 Bed	2 Bed	3 Bed	4 Bed	5(+) Bed	Total	
Death of Tenant	1	-	-	-	-	1	1%
Decant	7	-	1	-	-	8	5%
Exceptional Circumstances	8	6	13	-	-	27	15%
Homeless	6	30	20	1	-	57	32%
Housing First	36	16	25	1	2	80	45%
MAPPA	1	-	-	-	-	1	1%
Referred Case	-	1	-	-	-	1	1%
Supported Housing	2	-	-	-	-	2	1%
<b>Total - Direct Lettings</b>	<b>61</b>	<b>53</b>	<b>59</b>	<b>2</b>	<b>2</b>	<b>177</b>	<b>(12%)</b>
<b>Total - (Non-Direct Lettings)</b>	<b>712</b>	<b>330</b>	<b>253</b>	<b>29</b>	<b>3</b>	<b>1327</b>	<b>(88%)</b>
<b>Grand Total</b>	<b>773</b>	<b>383</b>	<b>312</b>	<b>31</b>	<b>5</b>	<b>1504</b>	

- The number of direct lettings has increased from 177 (12%) in 2016-2017 to 214 (16%) in 2017-2018 of all lettings.
- Direct lettings to people who are homeless or threatened with homelessness account for 119 (56%) of all direct lettings.
- The number of direct lettings for decants has increased by 463% from 8 in 2016-2017 to 45 in 2017-2018.
- The number of direct lettings considered under exceptional circumstances has increased by 67% from 27 in 2016-2017 to 45 in 2017-2018.