

Wiltshire Council

Environment Select Committee

13 September 2016

Subject: Homes4Wiltshire Update and Recommendations for Change

Cabinet member: Cllr Jonathon Seed - Housing

Key Decision: No

Executive Summary

To provide the Environment Select Committee with the latest data and information on the housing register

Proposal(s)

To acknowledge the update and latest figures

Reason for Proposal

Report is an update on the latest Homes4wiltshire figures as requested by the Environment Select Committee

Mr James Cawley

Adult Care and Housing

Wiltshire Council

Environment Select Committee

13th September 2016

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Housing

Key Decision: No

Purpose of Report

1. To provide the Environment Select Committee with the latest data and information on the housing register

Relevance to the Council's Business Plan

2. The council's allocation policy helps to deliver on the council's vision to create stronger and more resilient communities by focusing on local homes for local people. This will also help bring communities together to enable and support them to do more for themselves which is a key priority within the plan. This report provides ESC an update on the latest data available.

Background

3.0 Homes4Wiltshire Policy

3.1 The Homes4Wiltshire policy has been developed in partnership with Wiltshire Council and 32 other housing providers who have social housing stock in Wiltshire. The policy is used for letting and selling affordable housing and allows applicants to make informed choices about the type of accommodation that best meets their housing needs and aspirations. The policy meets the statutory requirements for the allocation of social housing but we are currently in the process of suggesting a few recommended changes following the publication of the White Paper in February 2016 as well as considering customer feedback and learning from complaints received.

3.2 When the new allocation system went live on 3rd February 2015 we had a total of 1184 on our housing register who were identified as having a housing need and at the end of Qtr 1 (30th June 2016) we had 1634 which is an increase of 27.5%.

3.3 Below is a breakdown of the register taken on 1st April 2015 as well as a more recent breakdown from 30th June 2016. It shows the number of applicants on the register by band; Band 1 and 2 are the highest need while the open market register is those applicants with no identified housing need.

1 st April 2015	
Band 1	129
Band 2	7
Band 3	564
Band 4	484
	1184
OMR	141

30 th June 2016	
Band 1	152
Band 2	11
Band 3	823
Band 4	648
	1634
OMR	338

3.4 On the 30th June 2016, applicants in Band 3 and 4 accounted for nearly 75% of the people on the housing register while just over 7.7% of the people on the register in the highest need of social housing. There are very few applicants in Band 2.

3.5 Applicants on the open market register make up just over 17% of the register. This is an area that we are hoping to expand by working with local housing providers, developers and parish councils on a marketing campaign to try and increase demand in areas where new developments are taking place.

3.6 For the purposes of this report we have used the statistics taken from the end of Qtr 1, 30th June 2016. Below is a breakdown of the register of all active cases by bedroom need and band.

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
Band 1	47	70	20	13	1	1	152
Band 2	6	2	1	2	0	0	11
Band 3	474	225	82	33	8	1	823
Band 4	271	208	117	50	2	0	648
OMR	203	103	28	2	2	0	338
Total	1001	608	248	100	13	2	1972

3.7 We are currently receiving around 500 new applications per month and those classified as being housed is around 350 per month which is much lower than recent years. Below is a breakdown of lets from 1st April until 30th June (Qtr 1 2016) by Band.

Banding	Numbers on register	Numbers of Lets
Band_1	152	51
Band_2	11	1
Band_3	823	173
Band_4	648	84
Open_Market	338	11
Total QTR4	1972	320

3.8 Below is a breakdown of the housing register by Area Board as well as our recent re lets. This only highlights the number on the register in a particular area and is not a true reflection of housing need as other factors need to be taken into consideration when considering housing need.

Area Board	Numbers on register	Lettings Qtr 1
Amesbury	115	12
Bradford on Avon	57	20
Calne	69	24
Chippenham	221	41
Corsham	70	15
Devizes	194	31
Malmesbury	28	5
Marlborough	55	8
Melksham	113	16
Pewsey	28	9
Royal Wootton Bassett & Cricklade	105	18
Salisbury	305	25
South West Wiltshire	54	11
Southern Wiltshire	43	9
Tidworth	65	20
Trowbridge	272	36
Warminster	102	12
Westbury	76	8
Total	1972	320

3.9 The chart below shows the percentage of people housed and total re lets in Qtr 1 based on the applicant's current living situation.

Current living situation	Numbers on register	Numbers of Re - Lets	as a % based on numbers on the register
Accommodation comes with job	19	5	26.32%
HM Forces	48	13	27.08%
Home owner or buying your home	36	3	8.33%
Housing association tenant	563	58	10.30%
Living with family and friends	417	75	17.99%
Local Authority (Council) tenant	148	17	11.49%
Lodger/House share	36	8	22.22%
Mobile home/Caravan/Boat	16	2	12.50%
No fixed abode	75	20	26.67%
Other - Please explain	108	22	20.37%
Private tenant	426	69	16.20%
Shared ownership	5	1	20.00%
Temporary accommodation	75	27	36.00 %
Total QTR4	1972	320	16.23%

Safeguarding Implications

4. There are no safeguarding implications in regard to this report

Public Health Implications

5. There are no public health implications in regard to this report

Procurement Implications

6. There are not procurement implications to this report

Equalities Impact of the Proposal

7. This report is to provide the ESC with the latest housing register figures and therefore an EIA is not required

Environmental and Climate Change Considerations

8. There are no environment and climate change implications to this report

Risk Assessment

9. No risk assessment was required for this report

Financial Implications

10. There are no financial implications to this report

Legal Implications

11. There are no legal implications to this report

Proposal

12. To note this report

Mr James Cawley
Associate Director

Mrs Nicole Smith:
Head of Housing Operations and People

5th September 2016

Background Papers

None
