

Analysis of Housing Register

December 2013

Introduction

In January 2013, the Council introduced a revised allocation scheme, replacing a 5-band scheme with a 3-band scheme and discretionary pool. This has meant that those applying to join Waverley's Housing Register must have a housing need and a local connection.

Every applicant already registered on the Housing Register was sent review forms to complete, in order for their applications to be reviewed. Where additional information was required to process a review, an application was suspended pending the receipt of this information.

With effect from 1st April 2013, Housing Register applicants who had not supplied the additional information to enable their application to be verified were not able to bid for a property, which encouraged many to provide the outstanding evidence to support their application.

In May 2013, any remaining suspended applications were cancelled, ensuring that all current applicants meet the criteria of the revised allocation scheme. The implementation of the revised allocation scheme has reduced the number of applicants from over 3,000 in December 2012 to 1,584 as at 31 May 2013. Due to new applications this figure has since risen to 1,690 as at 1 December 2013.

The Housing Register is one of the indicators of local housing need and helps to inform the Council's own house-building programme and future affordable housing development in the borough. The information held on the Register is analysed in this report.

Local residents who are seeking to meet their housing need through affordable homeownership options are required to join the Help To Buy Register, administered in Surrey by Catalyst Housing Group. A profile of applicants on the Help To Buy Register is available on the Council's website.

Social rented housing in Waverley as at 1 December 2013

There are almost 7,000 social rented properties in Waverley, 70% of which are provided by Waverley Borough Council and 30% by housing associations. Future development of additional affordable housing will take into account the current stock profile and the identified housing need for the borough and the settlements within it.

Landlord	Sheltered housing/Older persons housing	1bed	2bed	3+bed	Other	Total
Waverley BC	1,120	859	1,241	1,562	26	4,808
Housing associations	203	695	779	414	0	2,091
Total	1,323	1,554	2,020	1,976	26	6,899
Percentage (%)	19.2%	22.6%	29.3%	28.6%	0.3%	100%

Housing Register analysis

The Housing Register provides an indicator of housing need in the borough. By its nature, the number of applicants on the Housing Register fluctuates on a daily basis, as individual circumstances change. The analysis included in this report is based on a snapshot of housing need as at 31 May 2013.

The introduction of a revised allocation scheme has led to a reduction in the number of applicants on the Housing Register, which has exceeded 3,000 since 2008.

Year	2009	2010	2011	2012	1 April 2013	1 Dec 2013
No of applicants as at 1 April	3390	3325	3410	3506	1766	1690

Profile of applicants by band and bedroom size requirement

Over 60% of Housing Register applicants need 1 bedroom accommodation, 29% need 2 bedroom accommodation and the remainder need larger homes. 4% of applicants have been assessed as being in emergency need of housing.

Bands	1bed	2bed	3+bed	Total
A	48	10	7	65
B	89	34	37	160
C	620	395	119	1134
Discretionary Band	264	52	15	331
Total	1021	491	178	1690

Number of applicants by current address and bedroom size requirement

The Housing Register indicates that 1,690 households in Waverley have an unmet housing need. This can be analysed across the four main settlement areas, based on applicants' current addresses. Some applicants may be able to move to other parts of the borough to meet their housing needs, but some may have community links and support networks that may restrict where they are able to move to. Each area shows that the highest level of need is for 1 bedroom homes.

Area	1bed	2bed	3+bed	Total	%
Farnham	210	95	45	350	21%
Godalming	137	80	21	238	14%
Haslemere	61	32	12	105	6%
Cranleigh	99	42	22	163	10%

Rural communities	284	136	56	476	28%
Outside Waverley*	227	109	22	358	21%
TOTAL	1018	494	178	1690	100%

* households with a local connection to Waverley through employment or family, currently living outside the borough

The Housing Register data can be divided by ward and parish to provide a further breakdown of housing need, based on current address.

Number of applicants by age (of eldest household member) and tenure

The Housing Register records the accommodation that applicants are currently living in. Just over 75% of applicants are living in insecure accommodation, either in the private rented sector or with family or friends, which represents 1,282 applicants of the 1,690 total. 19% of all applicants are over the age of 60.

Age	Under 34	35-59	60-84	85 and over	Total	%
No of social housing tenants	87	181	118	22	408	24.14%
No of private rented tenants/living with family or friends	609	488	164	21	1282	75.86%
Total no of applicants	696	669	282	43	1690	100%
%	41.18%	39.59%	16.69%	2.54%	100%	

Number of applicants by household type and bedroom requirement

Almost half of all Housing Register applicants are working age single people or families with one child, requiring 1 and 2 bedroom homes.

Household type	1bed	2bed	3+bed	Total	%
Single person (including expectant mothers)	496	14	0	510	30.1%
Couple	112	11	0	123	7.3%
Family (couple or single person) with 1 child	8	347	2	357	21.1%
Family (couple or single person) with 2 children	1	104	81	186	11%
Family (couple or single person) with 3 children	0	0	67	67	4%
Family (couple or single person) with 4+ children	0	0	27	27	1.6%

Elderly single/couple	270	4	0	274	16.2%
Over 50 single/couple	125	7	0	132	7.8%
Disabled household	5	3	0	8	0.5%
Other – extended or split families	1	4	1	6	0.4%
Total	1018	494	178	1690	100%

Social housing providers are required to complete annual returns for regulation purposes. These returns provide CORE (Continuous Recording) data for analysis by local authority area, regionally and nationally. In 2012/13, the following households successfully bid for a home through Homechoice.

Household type	Council tenancy	Housing association tenancy	Total
Single adult	72	24	96
Multi-adult (no children)	9	6	15
Household with children	98	79	177
Older people	45	6	51
Total	224	115	339

Number of applicants on the Housing Register, living in social rented homes, who are currently under-occupying and want to down-size

The Housing Register prioritises applicants who are under-occupying their current social rented homes and actively seeking to move to smaller 1 and 2 bedroom accommodation that better suits their needs. The introduction of the under occupation charge for working-age Housing Benefit claimants, as part of the welfare reforms, has led to an increase in the number of working-age tenants wanting to downsize.

According to information held by the Housing Benefit Service, 264 social rented tenants of working age are affected by the under occupation charge. Some of those affected are expected to seek smaller accommodation through the Housing Register or by mutual exchange.

Households seeking to downsize	Currently living in a property with				Total
	1bed	2bed	3bed	4+bed	
Applicants of working age	0	20	29	1	50
Applicants of over 65	0	23	23	1	47
Total	0	43	52	2	97

Number of applicants by the year they registered

The date an applicant joins the Housing Register is important in determining when they will be successful in securing a social rented home. When bids are assessed, the applicant with the earliest registration date within their band will be prioritised for the available property.

Year	2007	2008	2009	2010	2011	2012	2013
No of applicants	64	118	127	217	312	383	373

Average length of time an applicant had to wait to bid successfully for a social rented home in the last two years

During the past 2 years, when there were more than 3,000 applicants on the Housing Register, they could expect to wait more than 3 years to bid successfully for a social rented home (with the exception of older people moving into sheltered accommodation). Waiting times are likely to become shorter as the number of applicants on the Housing Register has reduced.

Property size/type	1bed	2bed	3+bed	Average
Average length of wait (no of days) 2012-2013	615	568	1130	771

Average annual income for new tenants

The revised allocation scheme excludes applicants from joining the Housing Register if they earn more than £60,000 per year or have savings in excess of £30,000. Applicants were asked if their income and savings were below the threshold, but were not required to submit details.

The CORE data provides an indication of income levels of Housing Register applicants, based on the average income of new tenants in 2012/13. 52% of these tenants did not qualify for Housing Benefit to help with their rent.

Household type	Based on the following no. of households	Average income p.a.
Single adult	72	£11,285
Multi-adult (no children)	34	£22,720
Lone parent with children	59	£15,490
Multi-adult with children	85	£24,460
Older people	26	£15,320

Ethnicity of lead applicant on the Housing Register

	Asian backgrnd	Black backgrnd	Other mixed backgrnd	White British	White Irish	Polish	White other	Other	Refused/ Unknown
No of applicants	42	27	15	1229	9	4	62	7	295
Percentage	2.5%	1.6%	0.9%	72.7%	0.5%	0.2%	3.7%	0.4%	17.5%

of applicants										
% BME/ non-BME applicants	5%			95%						

The CORE data shows that 3.5% of lettings in 2012/13 were made to people from black and minority ethnic backgrounds, compared to 5% of Housing Register applicants from black and minority ethnic backgrounds.

Number of applicants on the Housing Register with a disability

As at 1 December 2013, there were 68 applicants with a disability on the Housing Register. Further analysis of applicants who record that they have a disability is needed to establish the extent to which their disability impacts on their housing need.

	Disability	No disability
No of applicants	68	1622

Conclusion

The Housing Register provides one indicator of housing need. Analysis of the Housing Register confirms the extent of housing need, the size and type of households who have a demonstrable housing need and the size and type of additional affordable housing required to meet this need.

The next step is to identify ways addressing this unmet need, either through social rented provision, alternative affordable housing options or in partnership with private sector.