

Analysis of Housing Register

April 2015

Introduction

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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 for an affordable home to rent must have a housing need and a local connection.

The implementation of the revised allocation scheme reduced the number of applicants from over 3,000 in December 2012 to 1,584 as at 31 May 2013. The Homechoice team continues to review applications annually to ensure that the Housing Register reflects current housing need. The current number of applicants as at 1 April 2015 is 1558.

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 BPHA (Bedfordshire Pilgrims Housing Association). 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 April 2015

There are almost 7,000 social rented and affordable rented properties in Waverley, 73% of which are provided by Waverley Borough Council and 27% 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	1,115	859	1,240	1,549	21	4,784
Housing associations	303	501	539	400	14	1,757
Total	1,418	1,360	1,779	1,949	35	6,541
Percentage (%)	22%	20.5%	27%	30%	0.5%	100%

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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 1 April 2015.

The introduction of a revised allocation scheme in 2013 led to a reduction in the number of applicants on the Housing Register from 2012 to 2013. During 2014/15, an annual review of all applicants and their circumstances along with applicants rehoused resulted in a further reduction in the number of households on the Housing Register.

Year	2011	2012	2013	2014	2015
No of applicants as at 1 April	3410	3506	1766	1728	1558

Profile of applicants by Age

Age of eldest household member	No of applicants	%
15-24	250	16%
25-34	394	25%
35-44	287	18%
45-54	233	15%
55-64	174	11%
65-84	182	12%
85+	38	3%
TOTAL	1558	100%

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	45	9	4	58
B	81	25	34	140
C	564	387	117	1068
Discretionary Band	251	30	11	292
Total	941	451	166	1558

Number of applicants by current address and bedroom size requirement

The Housing Register indicates that 1558 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	196	94	34	324	21%
Godalming	114	80	22	216	14%
Haslemere	53	33	7	93	6%
Cranleigh	85	35	19	139	9%
Rural communities	267	118	54	439	28%
Outside Waverley*	226	91	30	347	22%
TOTAL	941	451	166	1558	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 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)	449	10	1	460	29.5%
Couple	90	8	1	99	6.4%
Family (couple or single person) with 1 child	5	313	2	320	20.5%
Family (couple or single person) with 2 children	2	109	64	175	11.2%
Family (couple or single person) with 3 children	0	0	64	64	4.1%
Family (couple or single person) with 4+ children	0	0	28	28	1.8%

Elderly single/couple	251	6	0	257	16.5%
Over 50 single/couple	141	2	0	143	9.2%
Disabled household	3	2	0	5	0.3%
Other – extended or split families	0	1	6	7	0.5%
Total	941	451	166	1558	100%

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 our records, the following tenants are receiving a deduction in the Housing Benefit as a result of the introduction of the under-occupation charge:

Number of claimants affected as at 1.4.15	Reduced by 14%	Reduced by 25%	Total
WBC tenants	153	37	190
Housing association tenants	61	7	68

Social tenants affected by the under-occupation charge

June 2013	Dec 2013	Oct 2014	April 2015
333	264	274	258

Waverley's Easy Move Officer is currently working with 25 households to help them move to a smaller home which better suits their needs, enabling larger properties to be freed up for families in housing need:

Households on the Housing Register seeking to downsize (23 rd April 2015) who are being supported by Easy Move	Currently living in a property with				Total
	1bed	2bed	3bed	4+bed	
Applicants of working age	0	3	6	0	9
Applicants of over 65	1	9	5	1	16
Total	1	12	11	1	25

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	2007/8	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
No of new applications	118	127	217	312	383	373	498	514

Average length of time an applicant had to wait to bid successfully for a social rented home in 2014-15

The time that applicants wait on the Housing Register depends on their priority band. The average number of days that applicants had to wait during 2014-2015 was:

	Band A	Band B	Band C	Discretionary Pool	Average by bed size
1 bedroom	450	1039	1222	1982	1173
2 bedroom	596	830	1467	–	964
3+ bedrooms	622	996	1502	–	1040
Average by band	556	955	1397	1982	1222

Comparison with average waiting time in recent years shows that average waiting time has increased:

Year	June 2013	Dec 2013	Oct 2014	April 2015
Average no of days	977	771	1029	1222

Annual income of Housing Register applicants

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 are not required to submit details.

Ethnicity of lead applicant on the Housing Register

	Asian backgrnd	Black backgrnd	Other mixed backgrnd	White British	White Irish	White Polish	White other	Other	Refused/ Unknown
No of applicants	37	24	12	1041	5	3	62	9	365
Percentage of applicants	2.4%	1.5%	0.8%	66.8%	0.3%	0.2%	4.0%	0.6%	23.4%
% BME/ non-BME applicants	4.7%			95.3%					

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.

Unmet need can be addressed through the provision of social rented homes, affordable home ownership opportunities, alternative affordable housing options and in partnership with private sector.