

Analysis of Housing Register

October 2014

Introduction

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.

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. Due to new applications this figure has since risen to 1,728 as at 1 October 2014.

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 October 2014

There are almost 7,000 social 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	1,117	859	1,238	1,551	21	4,786
Housing associations	264	494	603	413	0	1,774
Total	1,381	1,353	1,841	1,964	21	6,560
Percentage (%)	21.1%	20.6%	28.1%	29.9%	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 1 October 2014.

The introduction of a revised allocation scheme led to a reduction in the number of applicants on the Housing Register from 2012 to 2013.

Year	2010	2011	2012	2013	1 Oct 2014
No of applicants as at 1 April	3325	3410	3506	1766	1728

Profile of applicants by band and bedroom size requirement

Over 59% 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	53	9	6	68
B	92	31	38	161
C	626	428	133	1187
Discretionary Band	260	41	11	312
Total	1031	509	188	1728

Number of applicants by current address and bedroom size requirement

The Housing Register indicates that 1,728 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	206	105	45	356	20.6%
Godalming	134	88	22	244	14.1%
Haslemere	62	34	9	105	6.1%

Cranleigh	92	41	21	154	8.9%
Rural communities	300	138	60	571	33.0%
Outside Waverley*	237	103	31	298	17.3%
TOTAL	1031	509	188	1728	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)	480	13	1	494	28.6%
Couple	109	6	2	117	6.8%
Family (couple or single person) with 1 child	6	368	3	377	21.8%
Family (couple or single person) with 2 children	1	111	74	186	10.8%
Family (couple or single person) with 3 children	0	0	72	72	4.1%
Family (couple or single person) with 4+ children	0	0	33	33	1.9%
Elderly single/couple	286	4	0	290	16.8%
Over 50 single/couple	142	2	0	144	8.3%
Disabled household	5	3	0	8	0.5%
Other – extended or split families	2	2	3	7	0.4%
Total	1031	509	188	1728	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 2013/14, 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 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		Reduced by 14%	Reduced by 25%	Total
WBC tenants	1 April 2013	252	64	316
	31 August 2014	162	40	202
Housing association tenants	1 April 2013	79	11	90
	31 August 2014	64	8	72

Households on the Housing Register seeking to downsize (October 1 st 2014) who are being supported by Easy Move	Currently living in a property with				Total
	1bed	2bed	3bed	4+bed	
Applicants of working age	0	0	1	0	1
Applicants of over 65	0	8	5	0	13
Total	0	8	6	0	14

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 to date
No of new applications	118	127	217	312	383	373	498	240

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

The time that applicants wait on the Housing Register depends on their priority band. The average number of months that applicants had to wait during 2013-2014 was:

	Band A	Band B	Band C	Average by bed size
1 bedroom	18	38	45	27
2 bedroom	21	30	40	30
3 bedroom	10	46	52	55
4 bedroom	-	-	51	51
Average by band	18	40	45	-

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 are 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. According to the CORE data, 52% of these tenants did not qualify for Housing Benefit to help with their rent. The 2013/14 data has yet to be published by CLG.

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	White Polish	White other	Other	Refused/ Unknown
No of applicants	38	26	15	1183	9	3	67	13	374
Percentage of applicants	2.2%	1.5%	0.9%	68%	0.5%	0.2%	3.9%	0.8%	22%
% BME/ non-BME applicants	4.6%			95.4%					

The CORE data shows that 3.5% of lettings in 2012/13 were made to people from black and minority ethnic backgrounds, compared to 4.6% of Housing Register applicants from black and minority ethnic backgrounds.

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.