

SARTH - Partnerships Scrutiny November 2019

Total Applications for social housing in Denbighshire –

This is the total number of households who are registered as being in need of social housing

1168

By priority band

These are the households according to their priority banding. This shows that a majority of households have an accepted housing need, are placed in band 2 then wait in date order. Band 1 is reserved for those with a very urgent need to move. Band 4 includes households who have reduced preference.

Band 1 – 87 (7%)

Band 2 – 900 (77%)

Band 3 – 1 (0%)

Band 4 – 180 (15%)

Housing Need Reason of current applicants

This is the main “housing need” reason for households. More than one need can be applied.

The large number of medical reasons reflects that medical issues are a factor in around a quarter of all housing need cases and the medical issue has an impact on the housing circumstances of the household.

Homelessness can refer to being threatened with homelessness as well as being actually homeless and reflects the importance of the prevention duty on the council.

Medical reasons - 288

Homelessness - 208

Welfare reasons – 186

Overcrowding - 167

Sharing Facilities - 152

Under-occupation - 70

Financial reasons - 55

Condition of Property – 23

Social Housing Lettings 2018 / 2019

This table shows the property types that became available for letting in 2018 / 2019. 44% of available homes were restricted to those over 55 years and only 16% were flats available for people 18 – 55 years.

GENERAL NEEDS		
BEDS	TYPE	TOTAL
1	Flat	37
2	Flat	17
1	Bungalow	3
2	Bungalow	1
1	Bedsit	2
1	House	7
2	House	53
3	House	57
4	House	5
5	House	1
OVER 55's		
1	Bedsit	7
1	Flat	84
2	Flat	19
1	Bungalow	12
2	Bungalow	23

Who is being housed – By priority banding

This is lets to social housing by priority band and reflects that Bands 1 and 2 are the principle bands and account for 95% of lettings.

Band 1 – 94 / 29%

Band 2 – 217 / 66%

Band 3 – 0 / 0%

Band 4 – 17 / 5%

64 (20%) had Homelessness Act duty

Who is being housed – by landlord

This reflects the percentage of social housing stock owned by each organisation and therefore turnover and availability.

Denbighshire - 211/ (64%)

Clwyd Alyn - 56 / (17%)

Grŵp Cynefin - 41 / (13%)

Wales & West - 13 / (4%)

Cartrefi Gwynedd - 7 / (2%)

Who is being housed – by previous accommodation type:

This shows the previous tenure of applicants who have been housed. The private rented sector is the largest group along with social housing transfer. This reflects work to find more suitable homes for those in social housing in order to make the best use of social housing stock. This is predominately under occupation and overcrowding.

Private Rented sector - 31%

Social Housing Transfer - 30%

Family / Friends - 15%

Temporary accommodation - 8%

Owner Occupiers - 7%

Supported Housing – 5%

Who is being housed – by age

This is the age of the lead applicant. The lowest number group is those under 25 years which suggests reduced access to housing and support services.

Under 25 =	9%
25 – 34 =	20%
35 – 44 =	15%
45 – 54 =	10%
55 – 64 =	22%
Over 65 =	25%

Who is being housed - Housing Need Reason:

This is the main housing need reason at the point of allocation of a new home and is broadly in line with the Housing Need reason for all applicants.

Medical - 101
Homelessness - 56
Overcrowding - 47
Welfare - 37
Sharing Facilities - 24
Under-occupation - 19
Financial - 10
Condition of Property - 7

Who is being housed - Household Type:

This is the household type of those housed. Availability of family housing is 4 of every 10 lets. Also single people under 55 years old will tend to be over 25.

Families – 40%
Older single – 28%
Single People – 20%
Older Couple – 10%
Couples – 2%