

Housing Allocations

Outcomes during 2010

CONTENTS

| | Page No. |
|---|----------|
| Section 1 - Introduction | 3 |
| Section 2 – Profile of the Housing List | 4 |
| Section 3 – Sequencing Properties for Bidding | 7 |
| Section 4 – Analysis of Bidding Patterns | 9 |
| Section 5 – Properties Let | 10 |
| Section 6 – Applicants Housed During 2010 | 14 |
| Section 7 - Conclusion | 20 |
| Schedule of Property Sequencing | 21 |

SECTION 1

INTRODUCTION

This report provides comprehensive information about the housing list as at 31 January 2011 and allocation outcomes during 2010. The report seeks to evaluate the effectiveness of the Allocations Policy with regard to meeting housing needs, making better use of the housing stock and providing housing applicants with more choice.

In response to issues which emerged during the first six months of operation of the new Allocations Policy and choice based letting arrangements, a number of changes were approved by Policy & Resources Committee on 7 September 2010. These changes are set out below:

1.1 Priority for Overcrowding

- Band 1 priority is awarded to families with two children living in 1 bedroom properties with effect from the date of birth of the second child. Four applicants in this situation were subsequently awarded Band 1 priority and two have now been housed.
- Band 1 priority is awarded to families with two teenage children of different genders sharing a bedroom with effect from the thirteenth birthday of the oldest child. Two households in this situation have subsequently moved to more suitable housing.

1.2 Secondary Housing Needs

The bid matching process has been amended to take account of secondary housing needs which limit the type of properties suitable for an applicant due to their medical condition or disability. Once bids have been short-listed in the normal way i.e. by preferred Applicant Group, eligibility in terms of house size and ranked according to Band of priority, then a short-listed applicant with a specific recommendation which matches the property is given preference over the other short-listed applicants. Where there is more than one short-listed applicant with such a recommendation, the applicant with the recommendation longest will be offered the property. Since this amendment to the policy in September, 20 applicants with secondary housing needs have been housed. As at 31 January 2011, there were 709 applicants on the housing list with secondary housing needs related to a medical condition or disability.

1.3 Applicants threatened with homelessness

In recognition of the need to assist applicants *threatened with homelessness* (that is those who are at risk of meeting the homeless criteria within the next two months) to retain their existing home or move to other appropriate accommodation without actually becoming homeless, Band 1 Home Starter priority is awarded. Four applicants were housed without becoming homeless and there are a further 56 applicants in this situation on the housing list.

1.4 Adapted Properties

Properties which have been adapted previously are advertised in the Homespot Newsletter for applicants from all Applicant Groups, with adverts stating that preference is given to applicants who require the particular facilities or adaptations available. 54 properties which had previously been adapted were advertised between September and the end of 2010.

A further change which has taken place since Homespot was introduced is that since August 2010, available properties are advertised on a weekly basis.

SECTION 2

PROFILE OF THE HOUSING LIST

2.1 Applicant Groups and Band of Priority

The total number of applicants on the housing list as at 31 January 2011 was 8815 which included 105 applicants for Housing with Care Levels 1 & 2. A breakdown of applicants (excluding those for Housing with Care Levels 1 & 2) is shown in the table below broken down by Applicant Group and Band of Priority.

| | Home Seeker | Home Mover | Home Starter | Total |
|---------------|-------------|-------------|--------------|-------------|
| Band 1 | 1221 | 414 | 194 | 1829 |
| Band 2 | 247 | 463 | 486 | 1196 |
| Band 3 | 0 | 418 | 2954 | 3372 |
| Band 4 | 0 | 1049 | 1264 | 2313 |
| TOTAL | 1468 | 2344 | 4898 | 8710 |

Figure 1 - No. of Applicants by Band of Priority as at 31.01.11

The number of applicants on the housing list has increased since June 2010 by 1464 applicants, a rise of almost 20%. The make up of the waiting list by Applicant Group remains similar to that in June 2010 i.e. Home Seekers make up approximately 17% of the housing list; 27% of applicants on the list are Home Movers and the remainder are Home Starters. Applicants for Housing with Care Levels 1 & 2 make up only 1% of the list.

The proportion of applicants with Band 1 priority for housing remains at a similar level compared to June 2010 at slightly over 20% of applicants. By far the majority of applicants with Band 1 priority are Home Seekers – 73% of Band 1 applicants. The proportion of Band 1 applicants who are Home Starters has increased from 7% in June to just over 10% of Band 1 applicants and this is due to applicants found to be *threatened with homelessness* being awarded Band 1 Home Starter priority. Over 26% of applicants on the list have no housing need.

2.2 Home Seeker Applicants

Of the 1468 Home Seeker applicants on the list, 83% have been assessed as homeless and in priority need in terms of homelessness legislation. This is a similar proportion of Home Seeker applicants as at June 2010. However the increase in the overall number of Home Seeker applicants is a concern (from 1232 applicants as at 30 June 2010 to 1468 applicants as at 31 January 2011). The Council has a duty to provide an offer of permanent accommodation for these applicants and, for those who require it, temporary accommodation, until the duty to provide an offer of permanent accommodation has been discharged. Given the current limited supply of housing in the social rented sector, fulfilling these statutory duties is a continuing challenge. The remainder of Home Seeker applicants are homeless with no priority need and from December 2012, when the test of priority need is abolished, these applicants will also be entitled to an offer of permanent housing. In an effort to prevent homelessness and reduce the number of applicants undergoing a homeless assessment, Officers at ARC are focusing on providing comprehensive housing options advice in the first instance to applicants approaching the Service.

2.3 Home Mover Applicants

The percentage of Home Mover applicants with Band 1 priority has increased to 18% of Home Movers. Of the Home Movers with Band 1 priority, 71% (290 applicants) are under-occupying their current home. In addition, it is estimated that a further 2,700 tenants live in properties with three or more bedrooms and are under-occupying their present homes. In an effort to make better use of this housing stock, consideration could be given to offering incentives to these tenants to move to smaller accommodation more suited to their current needs. Such incentives could include a rent free period at the start of a new tenancy, a decoration allowance and/or assistance with removals and could be offered to tenants applying to move via the housing list or through a mutual exchange. It is also suggested tenants who are currently under-occupying their tenancies and who receive Home Care Services should be contacted to make them aware of Housing with Care facilities across the Council area.

A further 27% of Band 1 Home Movers are over-crowded and in most cases, their household lacks 2 or more bedrooms to meet their current needs. A further 1% of Band 1 Home Movers require to move to more suitable accommodation due to a medical condition or disability. 45% of Home Mover applicants have no housing needs.

2.4 Home Starters Applicants

Home Starter applicants make up over half of the housing list and the majority of Home Starters have Band 3 priority (60% of Home Starters) or no housing need (25% of Home Starters). For those Home Starters who have been awarded Band 1 priority, in 43% of cases this is due to overcrowding with the household requiring 2 or more bedrooms to meet their household's needs. 39% of cases are due to applicants being threatened with homelessness. In a further 9% of cases, applicants require to move to more suitable accommodation due to a medical condition. Only one Home Starter applicant has been awarded Band 1 priority because they live in privately-rented accommodation which is unsatisfactory in terms of the Tolerable Standard.

2.5 Housing with Care Applicants

There are 105 applicants on the housing list who are seeking Housing with Care Levels 1 & 2. Applicants seeking Housing with Care Level 3 are included in the numbers of applicants for mainstream housing.

2.6 Equalities Analysis of the Housing List

As more new applicants are added to the housing list and more equalities information is gathered and recorded, a more comprehensive and accurate picture of the equalities profile of applicants is being built up. Information is provided below on the profile of applicants as at 31 January 2011 and this shows very little change from the profile recorded in June 2010.

Gender

- just over 56% of applicants are female,
- just over 43% of applicants are male,
- no information is recorded for 0.4% of applicants

Age

- 21% of applicants are age 25 years or less,
- 31% of applicants are between 26 and 40 years,
- 29% of applicants are between 41 and 60 years
- the remaining 19% of applicants are over sixty, one third of whom are over 75.

There is a very small change to the age profile of applicants compared to the profile recorded at the end of June 2010 which indicates that the proportion of applicants from younger age bands is increasing. This may be due to young people who previously aspired to home ownership being unable to obtain mortgages in the current market.

Disability

- 26% of applicants on the housing list have indicated that they consider that they have a disability
- over half of these applicants indicate this is in relation to a physical disability or mobility problems.

Ethnicity

- 87% of applicants are White Scottish
- the next most numerous ethnic groups are 3.4% White Other British; 1.9% Black Scottish/British African and 1.2% Asian Scottish/British Pakistani
- no information regarding the ethnicity of applicants is available for approximately 4% of applicants

Religion

- no information is available for just over 25% of applicants
- 33% of applicants have no religion
- 27% of applicant indicated that they are Church of Scotland
- just under 10% of applicants are Roman Catholic

Sexual Orientation

- 34% of applicants did not respond or indicated that they did not wish to respond.
- Of the applicants who did respond, 98.3% indicated that they were heterosexual.

SECTION 3

SEQUENCING PROPERTIES FOR BIDDING

3.1 Sequencing Process

In order to achieve the Council's target of 50% of allocations being made to Home Seekers, 25% to Home Movers and 25% to Home Starters, a sequencing process is in place to assign properties for allocation to each group. The process aims to ensure, over time, that the targets for lets to each Applicant Group are met in each of the 7 allocations areas and that as even as possible a distribution of properties in terms of size is achieved within these targets. This is in recognition of the fact that within each of the Applicant Groups (Home Seeker, Movers and Starters) there is a range of household types who need accommodation of varying sizes. The sequencing process is complex and takes account of both the location and size of each property, and the date the property became vacant.

The location of the property is considered in terms of the 7 allocations areas, with each allocation area having its own discrete sequence. Within each discrete area sequence, properties are further sequenced according to size with properties being separated into the following categories - 1 & 2 bedroom properties; 3 bedroom properties; and 4 or more bedroom properties.

Thereafter properties are ordered by the date they became vacant and assigned for allocation to the three Applicant Groups in the following order:

- Void 1 - Home Seeker
- Void 2 - Home Mover
- Void 3 - Home Seeker
- Void 4 - Home Starter

The process of sequencing voids is continuous and sequencing for each new edition of the Homespot Newsletter starts from point where it left off from the previous list. Level 1 & 2 Housing with Care properties are not advertised but are directly matched to applicants across all groups and are not included in the sequencing process.

3.2 Sequencing Outcomes across Allocations Area

The outcome of the sequencing process for all advertising cycles during 2010 is shown in the table below. This shows that the targets for properties advertised for each Applicant Group have been achieved during the course of the year.

| Allocation area | Home Seekers | Home Movers | Home Starters | Total |
|------------------|--------------|-------------|---------------|-------------|
| Bo'ness | 51 | 26 | 24 | 101 |
| Braes | 56 | 27 | 27 | 110 |
| Denny | 98 | 53 | 52 | 203 |
| Falkirk East | 66 | 29 | 34 | 129 |
| Falkirk West | 142 | 71 | 69 | 282 |
| Grangemouth | 126 | 62 | 63 | 251 |
| Stenhousemuir | 41 | 22 | 20 | 83 |
| Total No. | 580 | 290 | 289 | 1159 |
| Total % | 50% | 25% | 25% | 100% |

Figure 2 - Outcome of Void Sequencing by Allocations Area

In addition, a further 67 properties have been advertised for “All Groups” either because they have previously been adapted (57) or they have been advertised previously and there were no suitable bids. Of the adapted properties, 75% were 1 or 2 bedroom ground floor flats or 4-in-the-block properties. 50 Housing with Care Level 3 properties have also been advertised during the year and all applicants over 60 years of age are able to bid for these properties.

3.3 Sequencing and House Type

The sequencing process takes no account of house type. However house type is important to those applicants who are seeking to meet their housing aspirations as well as their housing needs; in particular many applicants are seeking to move to “houses” rather than flats. Concerns have been raised that the outcome of sequencing with regard to house type has disadvantaged some Applicant Groups. In order to assess if this is the case, properties let during 2010 have been categorised as houses (including bungalows), four-in-a-block flats or tenement flats (including multi-storeys) and the numbers of properties available in each category across the allocations areas is shown in the table below.

| Allocation Area | 4-in-a-block | Flat | House | Total |
|---------------------|--------------|--------------|------------|-------------|
| Bo'ness | 33 | 45 | 23 | 101 |
| Braes | 28 | 18 | 64 | 110 |
| Denny BB | 51 | 96 | 56 | 203 |
| Falkirk East | 38 | 62 | 29 | 129 |
| Falkirk West | 61 | 195 | 26 | 282 |
| Grangemouth | 30 | 209 | 12 | 251 |
| Larbert Shm | 20 | 20 | 43 | 83 |
| Total | 261 | 645 | 253 | 1159 |
| Total % | 22.5% | 55.5% | 22% | 100% |

Figure 3 - Outcome of Sequencing by Property Type

Overall, just over half of the properties available were tenement flats and the remainder of properties is evenly split between houses and 4-in-a-block flats. However these proportions vary with allocations area - for example, in Grangemouth less than 5% of available properties were houses with 83% of properties being tenement flats i.e for every 1 house available, there are 17 flats. However in Larbert/Stenhousemuir and Braes allocations areas, for every flat which is available, there are 2 and 3 houses respectively available.

Once sequenced properties are broken down into property type and size categories, they can be analysed by Applicant Group. A full breakdown of properties is shown in Schedule 1. This shows that there has not been an even distribution of properties across all Applicant Groups in terms of house type and size in all allocations areas. For example, in Grangemouth only 18 “houses” were advertised during the year (7% of properties advertised) and only 1 of these was advertised with preference for Home Movers.

SECTION 4

ANALYSIS OF BIDDING PATTERNS

4.1 Bidding Overview

Up until 11 August 2010 properties were advertised on a fortnightly basis and since 25 August 2010, properties have been advertised every week. During 2010, there were 34 advertising cycles and over 75,000 bids placed. The majority of applicants bidding during each cycle bid for up to 3 properties with only a few applicants bidding for more than ten properties. 40% of all applicants on the housing list have been active in bidding for properties since Homespot began.

4.2 Bidding by Applicant Group

Some analysis of the applicants placing bids has been carried out to give an indication of the number of bids that have been received in total and which applicants have been bidding. It should be noted that applicants can place bids on as many properties as they choose within each bidding cycle.

| Advertising Cycle | Aver. No. of Properties | Aver. No. of Bids - Home Seekers | Aver. No. of Bids - Home Movers | Aver. No. of Bids - Home Starters |
|----------------------|-------------------------|----------------------------------|---------------------------------|-----------------------------------|
| Fortnightly (1 – 17) | 49 | 1494 | 486 | 1002 |
| Weekly (18 – 34) | 26 | 689 | 208 | 516 |

Figure 4 – Advertising and Bidding Patterns by Applicant Group

As expected, the Applicant Group most active in placing bids is the Home Seeker group with Home Movers placing the fewest bids. However it is a concern that the average number of bids placed by Home Seekers each cycle is only 689. This indicates that a significant number of Home Seeker applicants are not bidding regularly. Bids from Home Seekers are monitored and those applicants who are not active in seeking housing are asked to attend Housing Options interviews and may subsequently be offered a property through direct matching.

4.3 Bidding by Band of Priority

Bids placed have also been broken down according to the Band of priority of the bidding applicant and this is shown in the table below.

| Advertising Cycles | No Of Properties | Aver. No of Bids - Band 1 | Aver. No of Bids - Band 2 | Aver. No of Bids - Band 3 | Aver. No of Bids - Band 4 |
|----------------------|------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Fortnightly (1 – 17) | 49 | 1436 | 409 | 888 | 327 |
| Weekly (18 – 34) | 26 | 715 | 179 | 437 | 152 |

Figure 5 – Advertising and Bidding Patterns by Applicant Priority

Again as expected, the applicants most active in placing bids are those with Band 1 priority as these applicants have urgent housing needs.

SECTION 5

PROPERTIES LET

5.1 Number of Properties Let Each Month

There were a total of 1243 properties let across the Council during 2010. The number of properties let each month is set out in the table below. There were fewer properties let at the start of the year due to the transition to Homespot and choice based lettings. During August, September and October there was an increase in the number of properties let. The number of properties let during December fell as a result of the severe weather impacting on normal service delivery. Despite this, the overall turnover rate for the year was 7.8% and was an increase from the turnover of 5.3% in 2008-09 indicating that the new policy has been successful in creating movement within the housing stock.

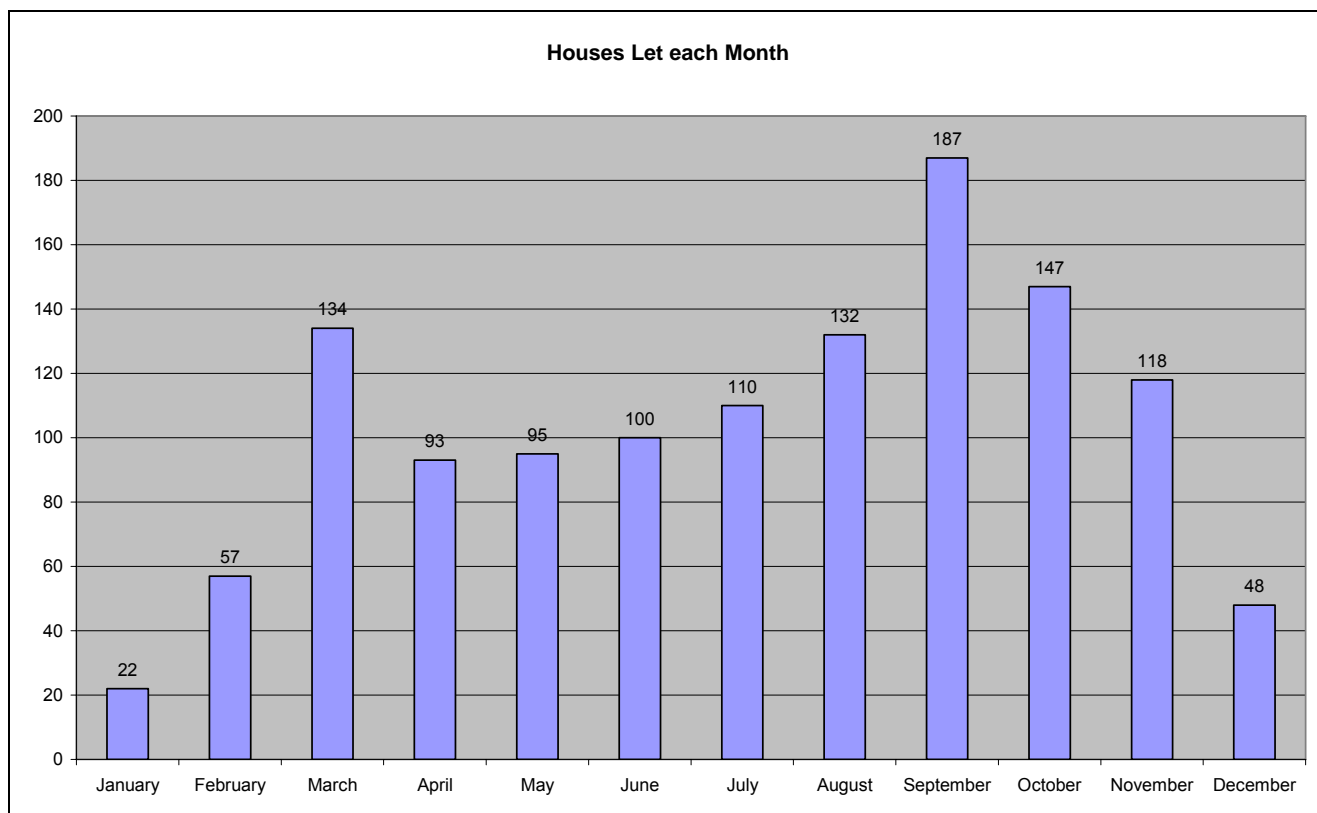


Figure 6 - The number of properties let each month

5.2 Number of Properties in Allocations Areas

The chart below shows the breakdown of properties let by allocations area. The allocations area with the most lets was Falkirk West with 307 properties let during the year, followed by Grangemouth with 260 properties. The area with the least number of lets was the Larbert area with only 97 properties being let during 2010. The allocations area with highest turnover was Grangemouth (11.5%) and the area with the lowest turnover was Larbert/Stenhousemuir (4.9%). A full breakdown by size and house type of the stock let in each allocations areas is set out in Schedule 1, Page 21.

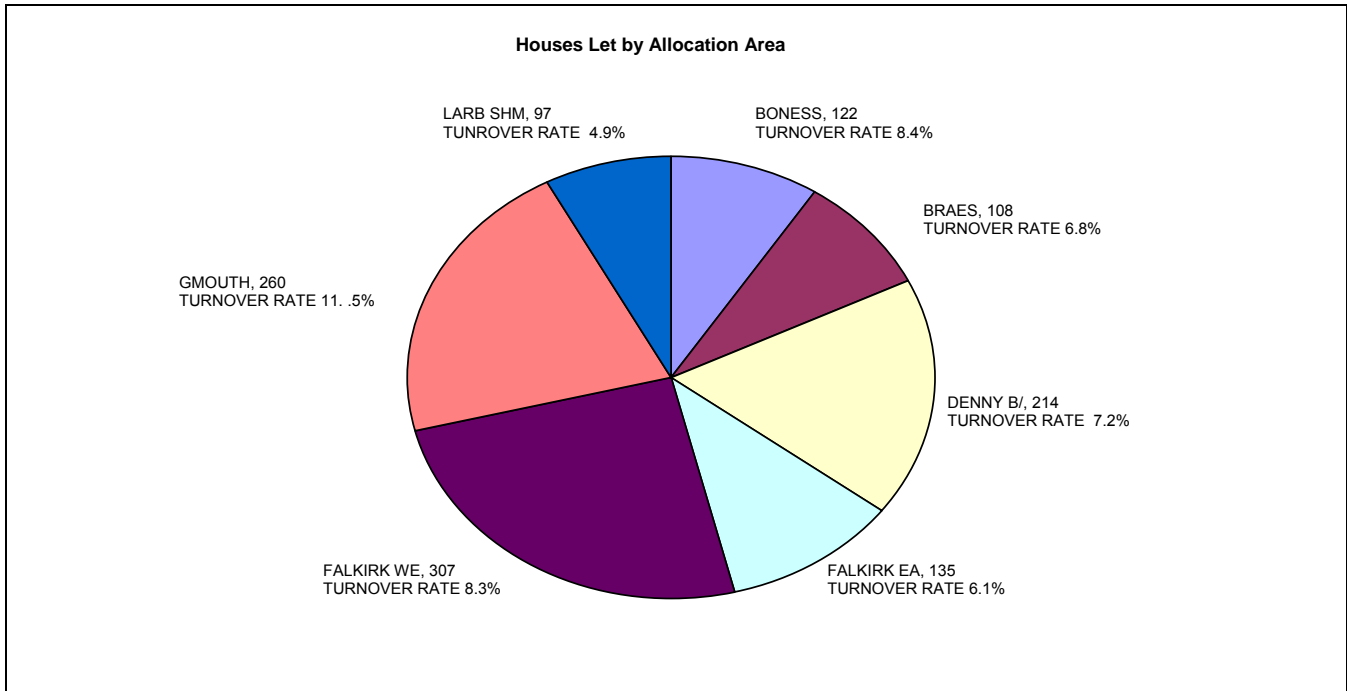


Figure 7 – No. of Lets by Allocations Area

5.3 Size of Properties Let

Over 80% of all properties let during 2010 were either 1 or 2 bedroom properties. 210 properties had 3 bedrooms (17%) and only 19 properties with 4 or more bedrooms were re-let across the whole Council during 2010 representing only 2% of all allocations.



Figure 8 – Size of Properties Let

These figures demonstrate clearly that the number of larger properties available for let is small and opportunities for larger families who are overcrowded to move to more suitable accommodation are limited. Increasing the supply of larger properties is a challenge and realistically, the Council is unlikely to be able to meet the needs and aspirations of all applicants on the housing list. The household size criteria included in the allocations policy aim to ensure that larger properties are allocated to those with the greatest and longest needs and to manage applicants' expectations and aspirations. Increasingly, it is the case that applicants will require to consider options other than Council housing to meet their needs and aspirations.

5.4 Acceptance Rates for Properties

The table below shows the acceptance rate for properties let during 2010.

| No of Offers | No of Properties Accepted | Percentage of Properties Accepted |
|--------------|---------------------------|-----------------------------------|
| 1 | 742 | 60% |
| 2 | 284 | 23% |
| 3 | 107 | 8% |
| More than 3 | 118 | 9% |
| | 1243 | 100% |

Figure 9 – Acceptance Rates for Offers

Whilst 83% of the properties let during 2010 were accepted either the first or second time that they were offered, the acceptance rate has decreased during the latter part of the year. However, the comparison of average number of offers made for each property shown in Table 10 demonstrates that better outcomes in terms of rate of acceptance is achieved through choice based lettings compared to direct matching.

| | Average Number of offers | |
|---------------------|--------------------------|-----------------|
| | Advertised | Direct Matching |
| Bo'ness | 1.6 | 2.2 |
| Braes | 1.8 | 1.7 |
| Denny BB | 1.7 | 2.0 |
| Falkirk East | 1.7 | 2.7 |
| Falkirk West | 1.6 | 2.2 |
| Grangemouth | 1.6 | 2.8 |
| Larbert | 1.6 | 3.1 |
| ALL AREAS | 1.6 | 2.3 |

Figure 10 – Comparison of Acceptance Rates

5.6 Time Taken to Re-let Properties

The Service aims to minimise the time taken to turn around void houses so that properties are allocated as quickly as possible once the advertising period is over and bidding closes. During the initial transition to the new Allocations Policy and letting processes, there was an increase in the time taken to re-let houses. However since March 2010, performance has improved and since the introduction of weekly advertising in August, there has been a significant improvement in performance.

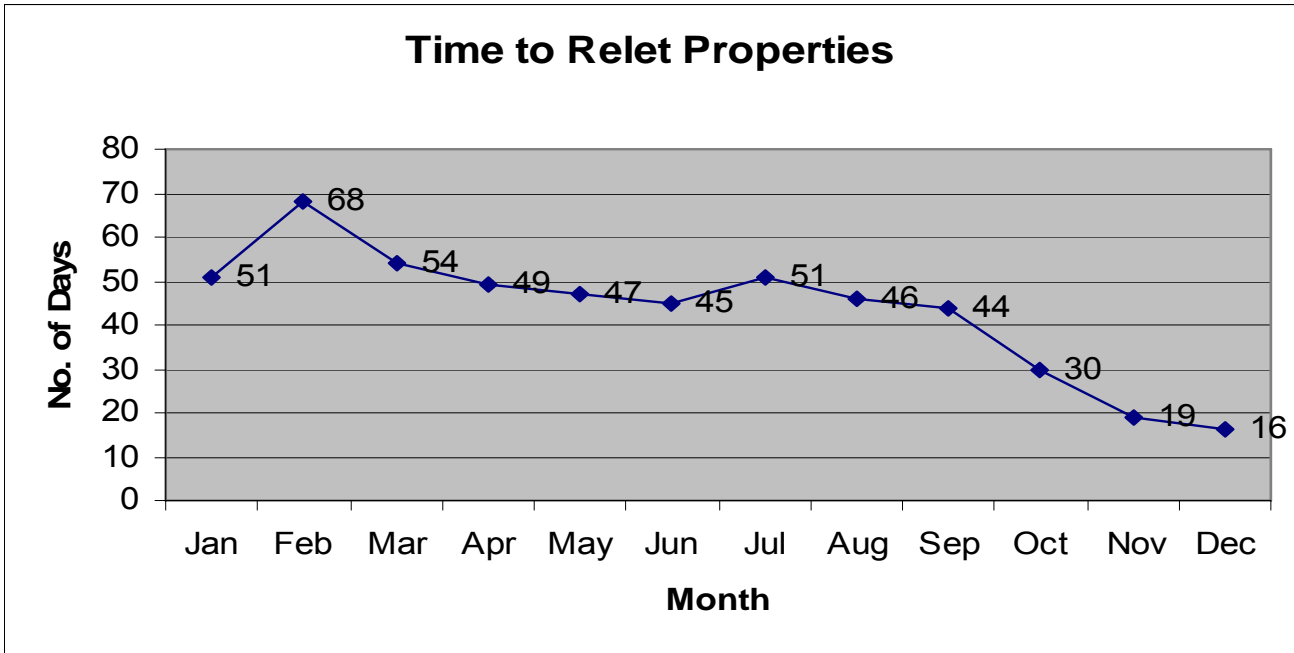


Figure 11 – Average Time Taken to Re-Let Properties Each Month

SECTION 6

APPLICANTS HOUSED DURING 2010

6.1 Lets by Applicant Group

Table 11 below shows the number of lets to each Applicant Group during 2010 across each allocations area. The overall outcome of all lets during the period, including Housing with Care properties, is that 49% of lets were to Home Seeker applicants, 21% of lets were to Home Movers and 24% of lets were to Home Starters. 6% of lets were made to Housing with Care properties.

| Applicants Housed | Bo'ness | Braes | Denny B/B | Falkirk East | Falkirk West | G'mouth | Larbert Shm | Total |
|-------------------|------------|------------|------------|--------------|--------------|------------|-------------|-------------|
| Home Seeker | 56 | 57 | 103 | 65 | 138 | 147 | 46 | 612 |
| Home Mover | 28 | 23 | 40 | 34 | 68 | 44 | 24 | 261 |
| Home Starter | 27 | 22 | 57 | 32 | 28 | 65 | 21 | 297 |
| HwC | 11 | 6 | 14 | 4 | 28 | 4 | 6 | 73 |
| Total | 122 | 108 | 214 | 135 | 307 | 260 | 97 | 1243 |

Figure 12 – No. of Lets by Applicant Group and Allocations Area

This overall outcome broadly meets the targets set in the allocations policy although lets to Home Movers continue to be lower than the target. It is likely that this is due to Home Movers seeking to meet their housing aspirations as well as their housing needs and so they may be less willing than Home Seekers or Home Starters to consider some of the properties which have been advertised for their Group. Where there are no bids from Home Movers, a property is offered to the highest-placed Home Seeker applicant who has made a bid for the property.

6.2 Meeting Housing Needs

Lets have also been analysed according to the Band of priority of the successful applicant and this is set out in the table below. Excluding lets of Housing with Care properties, 62% of lets have been to applicants with Band 1 priority, 16% of lets have been to those with Band 2 priority and 17% of lets have been to applicants with Band 3 priority. The remaining 58 properties were let to applicants with Band 4 priority (5% of lets). These outcomes indicate that the policy is effective in meeting housing needs and lets are routinely made to those applicants in the greatest housing need where they are bidding for properties.

| Applicants Housed | Band 1 | Band 2 | Band 3 | Band 4 | HwC | Total |
|-------------------|------------|------------|------------|-----------|-----------|-------------|
| Home Seeker | 604 | 7 | 0 | 1 | 0 | 612 |
| Home Mover | 89 | 58 | 67 | 47 | 0 | 261 |
| Home Starter | 38 | 117 | 132 | 10 | 0 | 297 |
| HwC | 0 | 0 | 0 | 0 | 73 | 73 |
| Total | 731 | 182 | 199 | 58 | 73 | 1243 |

Figure 13 – No. of Lets by Applicant Group and Band of Priority

Further analysis has been undertaken of the housing needs of those applicants who were successfully housed.

Home Seekers

- 97% of Home Seeker applicants housed were homeless and in priority need
- the remainder of Home Seekers were applicants moving on from supported accommodation to independent living.
- 8 successful Home Seeker applicants were homeless but not in priority need (Band 2).

Home Movers

- 45% of Band 1 Home Mover applicants moved due to under occupying their existing home,
- 30% of Band 1 Home Mover applicants moved due to overcrowding. These outcomes indicate that the policy is making better use of the housing stock in terms of occupancy. In 2008-09, only 10 of the 134 Council tenants who were re-housed were under-occupying their homes.
- 11 Band 1 Home Mover applicants moved from housing which was unsuitable due to a medical condition.
- 92% of Band 2 Home Mover applicants moved due to overcrowding
- the remainder of Band 2 Home Movers moved either to give or receive support.
- 85% of Band 3 Home Movers moved due to medical reasons
- 14% of successful Band 3 Home Movers were applicants with children living in flats with no access to a garden.

Home Starters

- 41% of Band 1 Home Starter applicants were housed due to medical reasons
- 35% of Band 1 Home Starter applicants were housed due to overcrowding.
- 11% of Band 1 Home Starter applicants were threatened with homelessness
- 96% of Band 2 Home Starter applicants were housed due to overcrowding.
- 49% of Band 3 Home Starters were applicants sharing with other households, indicating that the policy is helping applicants seeking to set up their own homes.
- 32% of Band 3 Home Starters moved from private sector tenancies
- 15% of Band 3 Home Starters moved due to medical reasons

6.3 Time Applicants Spend in Housing Need

The table below (Table 13) sets out an analysis by Applicant Group of the length of time that the successful applicants spent in their Band of priority. The majority of successful applicants had been in housing need for between 1 and 2 years (31% of applicants) with this percentage rising to 47% of Home Seeker applicants. 49% of Home Seeker applicants were homeless for less time than this but 4% of Home Seekers had waited over 2 years for housing. The percentage of Home Starter applicants with Band 1 priority housed within 1 year was 84% of all Band 1 Home Starters. Those applicants waiting longest for housing were Home Starter applicants with lesser or no housing needs.

| Applicant Group | Priority | <6mths | 6-12 mths | 1-2 years | 2-5 years | 5-10 years | >10years | Total |
|-----------------|----------|------------|------------|------------|------------|------------|-----------|-------------|
| Home Seeker | B1 | 90 | 205 | 285 | 25 | 0 | 0 | 605 |
| | B2 | 6 | 0 | 0 | 1 | 0 | 0 | 7 |
| Home Mover | B1 | 34 | 14 | 10 | 17 | 14 | 0 | 89 |
| | B2 | 10 | 9 | 13 | 20 | 6 | 0 | 58 |
| | B3 | 20 | 11 | 16 | 12 | 8 | 0 | 67 |
| | B4 | 17 | 6 | 9 | 8 | 5 | 2 | 47 |
| Home Starter | B1 | 27 | 5 | 2 | 4 | 0 | 0 | 38 |
| | B2 | 48 | 22 | 19 | 21 | 7 | 0 | 117 |
| | B3 | 18 | 25 | 21 | 37 | 28 | 3 | 132 |
| | B4 | 4 | 1 | 1 | 2 | 1 | 1 | 10 |
| HwC | | 59 | 10 | 4 | 0 | 0 | 0 | 73 |
| Total | | 333 | 308 | 380 | 147 | 69 | 6 | 1243 |
| % | | 27% | 25% | 31% | 12% | 6% | 0% | 100% |

Figure 14 – Time Spent in Housing Need

In order to test whether the policy is effective in helping those in the most urgent housing need i.e Band 1 applicants, a comparison of the time spent in housing need of those housed during the first six months of operation of the policy was compared with those housed during the second six months of 2010. The proportion of applicants housed in each time period has been broken down by the time they spent in housing need and the results are set out in the table below. For example, 15% of Band 1 applicants housed between Jan and June 2010 were housed within 6 months of the award of this level of priority.

| Time in Need | Jan – June 2010 | July – Dec 2010 | % change |
|------------------|-----------------|-----------------|----------|
| Within 6 months | 15% | 24% | +9% |
| Within 12 months | 23% | 39% | +16% |
| Within 2 years | 50% | 33% | -17% |
| Within 5 years | 10% | 3.5% | -6.5% |
| Over 5 years | 2% | 0.5% | -1.5% |

Figure 15 - Comparison of Time Spent in Housing Need – Band 1 Applicants

The results of the comparison show that the outcomes improved during the second half of the year with a higher percentage of applicants being successful within 12 months of their priority being awarded than was previously the case.

For Band 1 Home Seekers, there is a similar improvement in the time taken to house applicants for the latter half of the year. During the first six months of operation of the policy, just over 35% of successful applicants were housed within 12 months and during the second six months of 2010, this percentage increased to 58% of successful applicants. This indicates that during 2010, the policy was effective in reducing the duration of homelessness, one of the national outcomes for homelessness set by the Scottish Government.

6.4 Housing Needs and Size and Type of Properties

Further analysis of the time applicants spend in housing need and the size and type of house allocated has been carried out and set out in the table below (Table 15). The analysis shows that applicants moving into Housing with Care are able to move more quickly than other applicants into any other type of housing.

| Property | % Housed within 1 year | % Housed within 2 years |
|------------------------|-------------------------------|--------------------------------|
| 4 in a Block | 47% | 79% |
| House | 45% | 80% |
| Multi storey | 58% | 69% |
| Flat | 59% | 87% |
| HwC | 96% | 100% |
| | | |
| No. of Bedrooms | | |
| 1 | 71% | 86% |
| 2 | 49% | 84% |
| 3 | 54% | 79% |
| 4 | 24% | 59% |

Figure 16 – Time in Housing Need and Type and Size of Property

The table also indicates that a greater percentage of applicants are housed more quickly to flats than houses and that the percentage of applicants requiring large properties who are housed within 2 years is much lower than the percentage of applicants housed to smaller properties.

During 2010, there were 18 four bedroom properties let – 15 houses, 3 of which were let to Home Movers and 8 to Home Seekers and 4 to Home Starters. The remaining three bedroom properties were one 4-in-a-block which was let to a Home Seeker and two tenement flats which were let to a Home Mover and a Home Seeker.

6.5 Lets to Local Applicants

Finally an analysis has been carried out to assess the percentage of applicants who were successful in bidding for a property in same allocations area where they were already living.

| Allocations Area | From Bo'ness | From Braes | From Denny BB | From Falkirk East | From Falkirk West | From G' mouth | From Larbert/Smuir | From Outwith |
|-------------------------|---------------------|-------------------|----------------------|--------------------------|--------------------------|----------------------|---------------------------|---------------------|
| To Bo'ness | 74% | 1% | 1% | 5% | 6% | 5% | 2% | 6% |
| To Braes | 2% | 37% | 11% | 6% | 16% | 13% | 7% | 8% |
| To Denny BB | 1% | 1% | 61% | 7% | 13% | 6% | 5% | 6% |
| To Falkirk East | 3% | 11% | 4% | 40% | 22% | 10% | 6% | 4% |
| To Falkirk West | 2% | 5% | 8% | 20% | 42% | 8% | 12% | 3% |
| To Grangemouth | 11% | 4% | 2% | 10% | 9% | 52% | 8% | 4% |
| To Larbert/Smuir | 3% | 4% | 4% | 6% | 24% | 13% | 40% | 6% |

Figure 17 – Percentage of Applicants Housed to the same Allocations Area

This analysis shows that the majority of lets in Bo'ness, Denny/Bonnybridge and Grangemouth in 2010 were to applicants already living in the allocations area. For all allocations areas, the largest proportion of successful applicants were those already living in the area or the neighbouring allocation area e.g.52% of allocations in Grangemouth were to

applicants already living there, with a further 21% of lets to applicants from either Bo'ness or Falkirk East.

6.6 Customer Satisfaction

New tenants are routinely asked for feedback about the lettings and offer process during a settling-in visit carried out shortly after they move into their new home. During 2010, the responses have been very positive - 99% were satisfied with the offer they received; 99% were satisfied with the advice and information provided to them during the offer and sign up process and 92% were satisfied with the condition of the property.

6.7 Equalities and Applicants Housed

A breakdown of equalities information available regarding applicants housed is set out below, the main points to note as follows:

Age

There is a larger proportion of young people aged between 18-25 being housed than are represented on the housing list. However many of the young people have complex housing needs and have high priority to reflect this. A smaller percentage of elderly people are being housed than are represented on the housing list. However a number of those applicants do not have any housing need.

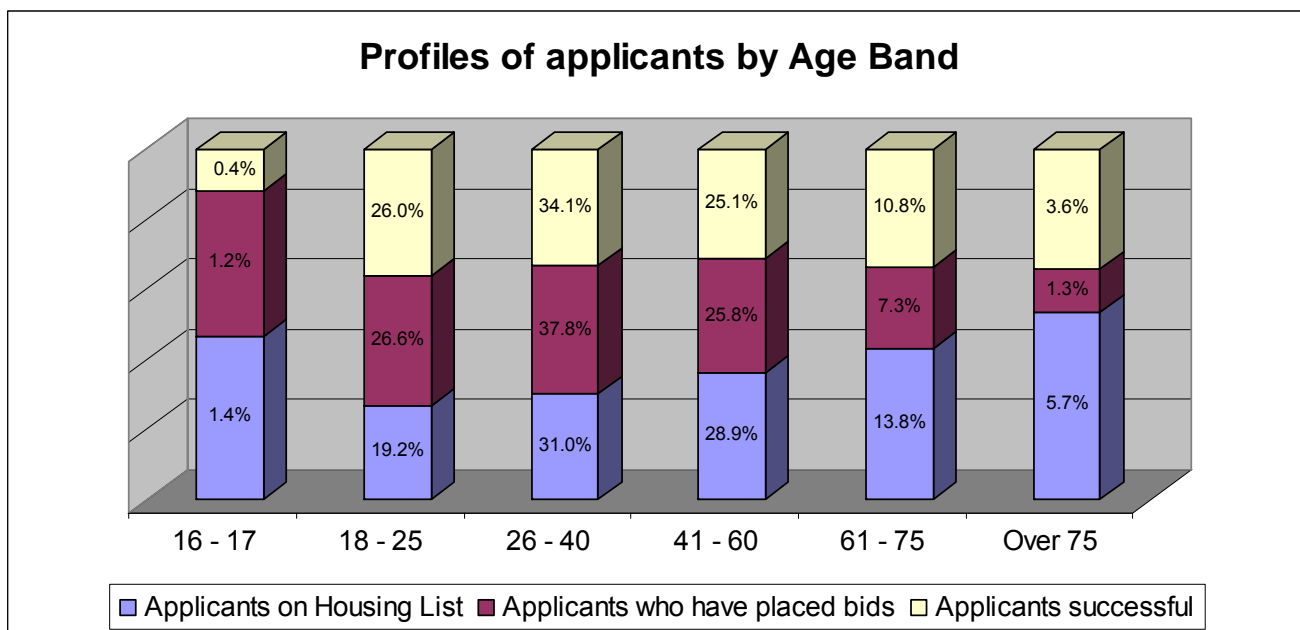


Figure 18 – Age Profile of Applicants

Disability

70.2% of applicants housed did not provide information regarding disabilities. However, for those who did, the chart above indicates that there is an equitable allocation of properties by representation on the housing list.

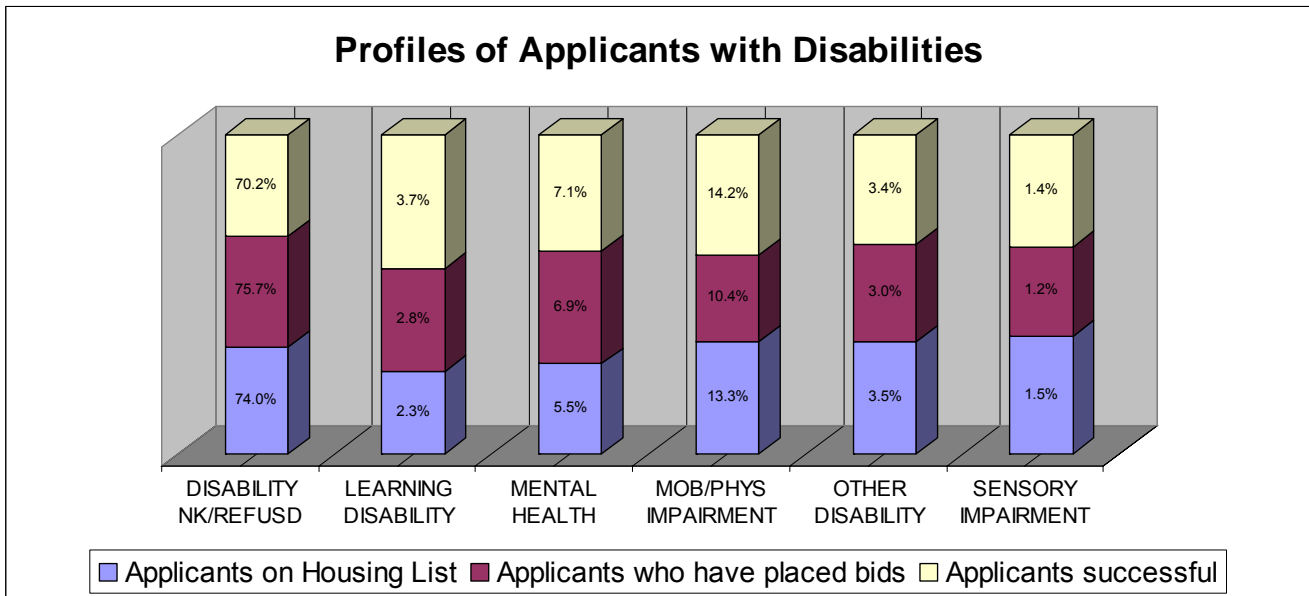


Figure 19 – Disabilities Profile of Applicants

Gender Profile

61% of the applicants housed were female, 39% of applicants housed were male which is broadly representative of the housing list.

Ethnicity

The ethnicity profile of successful applicants is broadly representative of the ethnicity profile of the housing list and as such 87% of applicants housed were White Scottish, 5% of applicants housed were Other White British, 2% of applicants housed were Black Scottish/British African and 2% of applicants housed of applicants housed were Other White applicants.

Religion

Almost 61% of applicants housed either provided no information about their religion or indicated that they had “no religion”. The remaining applicants housed were 19% Church of Scotland; 9% Roman Catholic and 3% of applicants housed were Other Christian

Sexual Orientation

About 34% of applicants housed did not provide information about sexual orientation and 63% of applicants housed were heterosexual.

SECTION 7

CONCLUSION

The detailed analysis set out above provides an overview of allocations activity and outcomes over 2010, the first year of implementation of the new allocations policy and choice based lettings arrangements. A number of positive outcomes have been achieved:

- housing applicants have engaged with the choice based lettings and 40% of applicants have been active in bidding
- the equalities profile of applicants bidding and being housed is broadly similar to the equalities profile of all housing applicants
- the rates for acceptance of properties and the timescales for re-letting properties have improved
- the targets for allocation to each Applicant Group have broadly been met with the exception of the target for lets to Home Movers. This may be an indication that satisfying housing aspirations may be more significant for Home Movers than for other Applicant Groups.
- allocations are routinely made to applicants with the statutory “reasonable preference” housing needs where they are bidding for properties
- the new arrangements make better use of the Council’s housing stock in terms of occupancy rates
- the new arrangements have assisted some applicants who have been in urgent housing need for a considerable period of time and the outcomes indicate that the policy is effective in reducing the time spent in housing need for those with the most urgent housing needs.

Despite the positive outcomes that the new arrangements have delivered during the first year, it is recognised that there remain a significant number of applicants on the housing list with urgent housing needs. Whilst it is anticipated that the outcomes and timescales for meeting housing needs in communities across the Council will continue to improve over time, addressing housing needs will be a continuing challenge given the limited supply of suitable housing. The Service is therefore aiming to provide applicants with more comprehensive housing options advice and encourage them to consider options other than Council housing to meet their housing needs and aspirations.

Schedule 1 – Property Sequencing by Allocations, Size and House Type

| | | 1 and 2 Bedroom Properties | | | | | | 3 Bedroom Properties | | | | | 4 Bedroom Properties | | | | |
|-------------|--------------|----------------------------|-----|-------|--------|---------|-------|----------------------|-------|--------|---------|-------|----------------------|--------|---------|-------|-------------|
| Areas | Housetype | All | HC3 | Mover | Seeker | Starter | Total | All | Mover | Seeker | Starter | Total | Mover | Seeker | Starter | Total | Grand Total |
| Boness | 4-in-a-block | 0 | 0 | 6 | 13 | 6 | 25 | 1 | 2 | 4 | 1 | 8 | 0 | 1 | 0 | 1 | 34 |
| | Flat | 3 | 15 | 10 | 20 | 9 | 57 | 0 | 2 | 1 | 1 | 4 | 1 | 1 | 0 | 2 | 63 |
| | House | 0 | 5 | 5 | 8 | 6 | 24 | 1 | 0 | 3 | 1 | 5 | 0 | 0 | 0 | 0 | 29 |
| | Total | 3 | 20 | 21 | 41 | 21 | 106 | 2 | 4 | 8 | 3 | 17 | 1 | 2 | 0 | 3 | 126 |
| Braes | 4-in-a-block | 2 | 0 | 8 | 14 | 2 | 26 | 1 | 0 | 3 | 1 | 5 | 0 | 0 | 0 | 0 | 31 |
| | Flat | 0 | 6 | 4 | 8 | 6 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| | House | 0 | 1 | 6 | 15 | 9 | 31 | 0 | 8 | 14 | 9 | 31 | 1 | 2 | 0 | 3 | 65 |
| | Total | 2 | 7 | 18 | 37 | 17 | 81 | 1 | 8 | 17 | 10 | 36 | 1 | 2 | 0 | 3 | 120 |
| Denny BB | 4-in-a-block | 4 | 0 | 6 | 23 | 13 | 46 | 1 | 2 | 4 | 3 | 10 | 0 | 0 | 0 | 0 | 56 |
| | Flat | 3 | 0 | 21 | 22 | 14 | 60 | 3 | 8 | 19 | 12 | 42 | 0 | 0 | 0 | 0 | 102 |
| | House | 2 | 2 | 9 | 16 | 6 | 35 | 0 | 6 | 13 | 3 | 22 | 1 | 1 | 1 | 3 | 60 |
| | Total | 9 | 2 | 36 | 61 | 33 | 141 | 4 | 16 | 36 | 18 | 74 | 1 | 1 | 1 | 3 | 218 |
| Falkirk Ea | 4-in-a-block | 1 | 4 | 13 | 16 | 9 | 43 | 1 | 0 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 44 |
| | Flat | 2 | 3 | 9 | 26 | 14 | 54 | 2 | 4 | 6 | 3 | 15 | 0 | 0 | 0 | 0 | 69 |
| | House | 0 | 4 | 2 | 11 | 5 | 22 | 0 | 0 | 4 | 2 | 6 | 1 | 3 | 1 | 5 | 33 |
| | Total | 3 | 11 | 24 | 53 | 28 | 119 | 3 | 4 | 10 | 5 | 22 | 1 | 3 | 1 | 5 | 146 |
| Falkirk We | 4-in-a-block | 7 | 0 | 11 | 28 | 14 | 60 | 0 | 4 | 2 | 2 | 8 | 0 | 0 | 0 | 0 | 68 |
| | Flat | 7 | 0 | 41 | 79 | 38 | 165 | 1 | 8 | 21 | 8 | 38 | 0 | 0 | 0 | 0 | 203 |
| | House | 4 | 1 | 4 | 4 | 4 | 17 | 0 | 3 | 7 | 3 | 13 | 0 | 1 | 0 | 1 | 31 |
| | Total | 18 | 1 | 56 | 111 | 56 | 242 | 1 | 15 | 30 | 13 | 59 | 0 | 1 | 0 | 1 | 302 |
| Grangemouth | 4-in-a-block | 4 | 0 | 11 | 13 | 6 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 34 |
| | Flat | 7 | 0 | 45 | 95 | 50 | 197 | 0 | 5 | 11 | 3 | 19 | 0 | 0 | 0 | 0 | 216 |
| | House | 2 | 4 | 1 | 4 | 1 | 12 | 0 | 0 | 2 | 2 | 4 | 0 | 1 | 1 | 2 | 18 |
| | Total | 13 | 4 | 57 | 112 | 57 | 243 | 0 | 5 | 13 | 5 | 23 | 0 | 1 | 1 | 2 | 268 |
| Larbert/Shm | 4-in-a-block | 5 | 0 | 4 | 8 | 6 | 23 | 1 | 0 | 1 | 1 | 3 | 0 | 0 | 0 | 0 | 26 |
| | Flat | 1 | 0 | 6 | 10 | 2 | 19 | 0 | 0 | 0 | 2 | 2 | 0 | 0 | 0 | 0 | 21 |
| | House | 1 | 5 | 5 | 14 | 5 | 30 | 0 | 7 | 8 | 3 | 18 | 0 | 0 | 1 | 1 | 49 |
| | Total | 7 | 5 | 15 | 32 | 13 | 72 | 1 | 7 | 9 | 6 | 23 | 0 | 0 | 1 | 1 | 96 |
| All | 4-in-a-block | 23 | 4 | 59 | 115 | 56 | 257 | 5 | 8 | 14 | 8 | 35 | 0 | 1 | 0 | 1 | 293 |
| | Flat | 23 | 24 | 136 | 260 | 133 | 576 | 6 | 27 | 58 | 29 | 120 | 1 | 1 | 0 | 2 | 698 |
| | House | 9 | 22 | 32 | 72 | 36 | 171 | 1 | 24 | 51 | 23 | 99 | 3 | 8 | 4 | 15 | 285 |
| | Total | 55 | 50 | 227 | 447 | 225 | 1004 | 12 | 59 | 123 | 60 | 254 | 4 | 10 | 4 | 18 | 1276 |