Effective waiting time

Effective waiting time measures the time applicants must spend on the waiting list before being housed and is measured as follows, using the time period of 1 year to measure the number of new applicants and the number of properties allocated:

Effective waiting time = no. new applicants / no. of properties allocated

As would be expected, effective waiting time is considerably shorter for homeless applicants than for waiting list and transfer list applicants (table 38). It is also evident that effective waiting time is shorter for transfer applicants than for waiting list applicants. Overall, during the course of the previous year (2001/02), there were almost twice as many new applicants as there were houses let. Excluding homeless applicants from these figures produces an even greater ratio of new applicants to lets made.

Table 38 – Effective waiting time by applicant type

Applicant type	New applicants	Properties allocated	Effective waiting time (years)
Homeless	266	420	0.63
Move-on	2	9	0.22
National mobility	12	9	1.33
Transfer	841	494	1.70
Waiting list	2068	851	2.43
Total	3189	1783	1.79
Total excluding HM applicants	2923	1363	2.14

Source: Property System, Allocations System

Profile of recent applicants

Tables 39, 40 and 41 show profiles of applicants who have applied during the previous year (2001/02) compared with the waiting list as a whole in terms of household type, housing types requested and size requested. Of those who have applied within the previous year there is an 8.5% higher proportion of one person applicants under 60 than on the waiting list as a whole. Among recent applicants there is a slight reduction in the number of requests for bungalow and cottage type dwellings with a corresponding increase in the demand for flat type dwellings. Requests for the property sizes are broadly similar among new applicants and existing applicants.

Table 39 – Household type of recent applicants (1 year up to Apr 03)

Household Type (%)	Total (All Applicants)	Total (Recent Applicants)	% Difference
1 Parent Family Children 17+	3.8%	1.8%	-2.0%
1 Parent Family Children U-17	14.4%	17.9%	+3.5%
2 Parent Family Children U-17	3.4%	1.2%	-2.2%
2 Parent Family Children U-17	8.7%	9.3%	+0.6%
Childless Couple Over-60	8.2%	4.1%	-4.1%
Childless Couple Under-60	7.7%	8.0%	+0.3%
One Person Over-60	11.8%	8.0%	-3.8%
One Person Under-60	36.8%	45.3%	+8.5%
Other	5.1%	4.3%	-0.8%

Source: Allocations System

Table 40 – Dwelling type requested by recent applicants

*Dwelling type requested	Total (All Applicants)	Total (Recent Applicants)	% Differenc e
Amenity Housing	0.9%	0.9%	-0.1%
Bedsit	1.5%	1.4%	-0.1%
Bungalow	16.4%	15.5%	-0.9%
Cottage Type	20.8%	19.5%	-1.3%
Flat First Floor & Above	10.1%	11.0%	+0.9%
Flat Ground Floor Only	12.6%	13.9%	+1.2%
Furnished Accommodation	3.4%	4.3%	+0.9%
Lower Flat - 4 in block	16.4%	16.5%	+0.1%
Multi-storey	2.3%	1.8%	-0.5%
Sheltered Housing	2.1%	1.4%	-0.8%
Upper Flat - 4 in block	13.5%	14.0%	+0.5%

* Not including Housing Association Nomination

Table 41 – Dwelling size requested by recent applicants

Size requested	Total (All Applicants)	Total (Recent Applicants)	% Difference
1 bedroom	22.2%	23.4%	+1.1%
2 bedroom	52.3%	51.3%	-1.0%
3 bedroom	19.3%	19.5%	+0.2%
4 bedroom	5.7%	5.5%	-0.3%
5 bedroom	0.4%	0.4%	-0.1%

Source: Allocations System

Conclusion

Having analysed the relevant information available from different sources - including the Census, population/household projections, housing land audit and housing allocations and property systems – it is clear that certain key issues have emerged which will be of relevance to housing strategy over the next 5 years.

The overall population is expected to increase by 1.4% between 2004 and 2009, primarily as a result of inward migration. There will also be a 4.9% increase in households, specifically older households, single person households and single parent households. There will be a reduction in the average household size and increase in the population aged 16-24.

It is expected that the increase in total households and changing demographic profile will result in a demand for new housing. The housing land audit shows that housing land supply is adequate to meet the need created by new household formation, although supply may be limited in the Grangemouth area. It is predicted that the trend of increasing proportions of owner occupied households and decreasing proportions of local authority households will continue as a result of Right to Buy sales and private developments.

The reduction in local authority dwellings will be partly offset by new housing association developments but there will be an overall reduction in social rented dwellings. This will probably result in increased pressure on the waiting list over the next five years. At present there is a high proportion of single adults under 60 on the waiting list and also reasonably high proportions of single parents and applicants over 60. Given that these household types are expected to increase in the general population over the next five years, this may also result in increased pressure on the waiting list.

Census information suggests 8.4% of households experience some level of overcrowding i.e. at least one bedroom short, although the extent of more serious overcrowding is not known. There are around 300 applicants on the waiting list with a shortage of more than one bedroom. The 2001 Census also recorded 190 concealed households under the age of 34 of which 143 have dependent children.

Analysis of turnover, waiting lists and applicant preferences gives an indication of where pressures may be in terms of house type, house size and in which areas. Cottages and bungalows display a mismatch between supply and demand in that the turnover is low and a high proportion of new applicants request them. Flats, and in particular those other than multi-storey and 4 in a block flats, have a higher turnover and are less in demand. Similarly, smaller properties have a higher turnover than larger properties and are less in demand. Analysis of specific allocation areas shows that Stenhousemuir has a low turnover and high waiting time while Dawson and Grangemouth have high turnovers and low waiting time.