

# Tenancy Strategy – Evidence Base Report

February 2012

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## Summary and Conclusions

- 1) Bath and North East Somerset is an attractive and economically vibrant area where people want and choose to live. This is an area of high housing demand but growth is constrained in order to safeguard its heritage and attractiveness. In consequence average house prices are over 5% above the national average. The district has a significant rental sector; 16% of households live in social rented homes, 12% in private sector tenancies.
- 2) As a result of this demand and pressure on the local housing there is high demand for affordable housing, to assist those on below average household incomes and who are unable to access market housing to buy or rent. Application on the Council's Homesearch housing register stood at 10,344 at April 2011 and is continuing to rise. New applications are running at between 2,000 and 3,000 per year. Most (83%) of applicants have been registered for five years or less.
- 3) The Strategic Housing Market Assessment 2009 found that over 54% of newly formed households were in need of affordable housing.
- 4) One in five housing applicants live outside the district or are students (Band D), nearly three quarters of applicants are in priority Band C (This Group includes people who want affordable housing and have an agreed need to live in the Bath & North East Somerset area.)
- 5) Applicants within Priority Bands A and B comprise only 7% of the register.
- 6) Applicants are categorised as for general needs housing or for sheltered housing for older people; the latter comprise 11% of the register, of which 18.5% are within Bands A and B, much more significant than for general needs applicants.
- 7) One in six applicants are either over 60yrs or under 25yrs. 43% of applicants are under 35yrs.
- 8) Over 96% of sheltered housing applicants require one bedroom accommodation, while 43% of general needs applicants are seeking family housing, and of these 36% require larger family houses (three bedroom or larger).
- 9) Five out of six applicants are not in employment.
- 10) Those looking for self-contained or permanent housing make up 43% of the register, while 57% are either existing tenants or owners.
- 11) Applicants are bidding on about 500 relet vacancies a year, and on average about 130 new build properties. (This year there are likely to be over 200 new build units so the opportunity for successful bidding will improve in 2011/12). About 24% lettings are for sheltered accommodation, 76% for general needs. On average of those housed had to wait just over 18 months if general need applicants and just over 11 months if sheltered housing applicants. General those in priority need wait the least time while those in band C wait the longest; on average for general needs applicants 45 months.
- 12) Equally the efficiency of bidding is best for priority applicants, and worst for lower priority applicants. A snap-shot sample of October 2011 lettings saw 8,588 bids for 65 properties; 69% were allocated to Bands A and B, and 31% to Band C. There were 1621 bidders, so on average there were 25 applicants bidding per property. 5% of the bidders were sheltered housing applicants, 95% general needs but there were 12 sheltered properties available (18.5%) to 53 general need homes. This meant the sheltered relets had 7

applicants bidding per property, while there were 29 applicants for each general need vacancy.

- 13) As applicants can bid more than once and every week the October snap-shot revealed that applicants bid on average over 5 times. Each vacancy received on average 132 bids though this varied according to priority band, weighted in favour of highest priority in accordance with policy and practice.
- 14) Evidence of the Homefinders scheme confirms a reasonable pattern of success of nominating applicants for tenancies with private sector landlords – 275 tenancies over five years.
- 15) The proposal to introduce flexible tenancies and offer applicants more choice is in principle supported as it could improve out-turn for housing applicants. In due course greater mobility within the rented stock should help to improve relets rates.
- 16) Affordable Rent Tenancies have been introduced in response to the Government's ambitions of increasing the supply of new affordable housing (target delivery 150,000 over 2011-15) with less reliance on public investment. The HCA has contracted 146 providers to deliver 80,000 ART and LCHO properties supported by £1.8bn in grant funding.
- 17) The constraint in public investment is being offset by RPs converting a proportion of their social rented property vacancies to ART, and through generated receipts resulting from asset management reviews. The Housing Development Service is monitoring the investment plans and investment contracts with HCA of local RP organisations that are likely to either develop within the district or convert relet vacancies to ART.
- 18) It is worth noting that RPs without an investment contract with the HCA can provide ART under a Short Form Agreement entered into with the HCA on a scheme by scheme basis. Such a RP is not permitted to convert social rented stock to ART, only to provide new ART properties.
- 19) The SHMA found that in this district owing to levels of market rent and household income 93% of household in requiring affordable housing could only afford social rented tenancies. Social rented accommodation is subject to Target Rents, which for new build properties are generally about 60% of market rents for similar property. The shift to 80% market rents that ART will create will result in a 25% increase of rental costs, summarily this will add pressure to working households in terms of affordability. However Target Rent can have service charges added whereas ART rents include any service charges.
- 20) The impact of ART in terms of its effect upon the market value as an affordable housing unit i.e. the payment that a developer could expect from a RP when building and transferring the unit from investigations undertaken earlier in 2011 found that flats offered no added value over social rented while houses did. The added value was greatest with larger four bedroom units, however the 80% of market rent charge also made these units least affordable with rents likely to be in excess of LHA.
- 21) The evidence suggests that it is from conversion of existing social rented stock to ART that will achieve the best return for RPs to augment their development investment plan and with keeping rent charges within LHA limits. Demand and affordability will therefore rest best with those households that rely on Housing Benefit. Those not in receipt of HB will need to have sufficient income, for instance a family in a two bedroom house could require a minimum income of £28,100, or for a three bedroom house £31,840.

## **Introduction**

The resident population of Bath and North East Somerset is estimated at 179,700 (2010<sup>1</sup>) comprising some 76,000 households. At April 2011 the total housing stock within the district was estimated at over 75,000<sup>2</sup>, of which about 2% are vacant. Occupied dwellings therefore account for some 74,000 properties.

The majority of households are owner occupiers, but around 28% of households are tenants, about 16% live in housing association social rented housing, and 12% rent from private landlords.

The district has high housing demand, linked with its strong levels of employment and economic growth. Unemployment is below the national average with about 2,500<sup>3</sup> people registered as job-seekers; about 49% of the population is economically active whilst there are about 4,000 income support claimants. The district boasts a relatively high average household income but this belies many households on below average earnings. With above average local house prices this results in many households being unable to access the housing market to rent or buy. Currently the housing register comprises over 11,000 applicant households looking to access social or affordable rented accommodation.

## **Local Housing Market**

The West of England Strategic Housing Market Assessment (SHMA) published in 2009 identified that there was a significant housing growth requirement for the district over the period 2006-26 to meet demographic and employment and economic rates of growth. The draft Core Strategy proposes new housing supply, in this regard of 11,000 homes, with an expected economic growth for around 9,000 new jobs.

The economic downturn has slowed construction rates and the average annual trajectory is nearly 30% below the expected 550 net new dwellings per year. The planning system is seeking to ensure an improvement within the trajectory over the remaining 15 years of the plan period.

The average house price for the area is £278,474, well above the national (UK) average of £228,385<sup>4</sup>. This means that first time buyer households require an annual income of over £74,000 and a deposit of about £56,000 to obtain the necessary mortgage funding. Within the district the highest house price areas are Bath City and the rural area; house prices in Keynsham and Somer Valley areas are slightly lower.

Affordability and access to housing is a critical issue for the district, particularly for households that are not economically active or have below average earnings. Many of our key sectors of employment such as tourism, retail, and the service and distributive trades prevail with relatively low pay rates. Households with incomes of £24,000 or under are increasingly left with limited choice and are increasingly reliant upon social rented housing.

## **Demand for affordable housing**

The SHMA found that 54% of newly formed households could not afford market house prices or rents. Taking into account the current level of unmet need and the likely future demand for affordable it found that there was a need for 847 additional affordable dwellings per year.

This evidence of need tempered against economic viability determines the planning policy that requires that larger housing development sites should provide 35% of the dwellings to be affordable housing; subject to a mix of rented and shared ownership (usually 75%:25% respectively).

## Housing Register

Housing registers provide an indicator of expressed demand but have limitations with evidencing a strategic demand for affordable housing. This Council's housing register is currently "open"; over 20% of applicants currently reside outside the district or are students at local colleges, although some may have a local connection.

The number of registered applicants has steadily increased year on year. Over the past four years there has been a 90% growth from 5434 to 10,344. Monthly applications rates have risen from 195 to over 260; 33% increase. The annual rate of registration has jumped from 2,300 to over 3,100 over the last three years.

Applicants are banded into priority groups and categorised between older applicants requesting sheltered housing and general needs applicants. As at April 2011, of the 10,344<sup>5</sup> applicants 89% are general needs (circa 9,200) and 11% sheltered housing for older people (circa 1,100). Applicants are apportioned to the Bands as follows:

Priority:	Gen Need		Sheltered	
	No.	(%)	No.	(%)
Band A – Statutory priority need - 2%	82	(0.9)	118	(10.7)
Band B – High priority need - 5%	380	(4.1)	86	(7.8)
Band C – In housing need - 72%	6810	(73.7)	658	(59.4)
Band D – Other applicants - 21%	1965	(21.3)	245	(22.1)
Total	9237	(89%)	1107	(11%)

Lowest priority applicants in Band D are the same proportion for both general need and sheltered accommodation; representing about one in five applicants. Highest priority applicants in Bands A and B are more significant among sheltered housing applicants than general need applicants. Numerically there are more sheltered applicants (118) in Band A than general needs applicants (82).

## Age Profile

Table 7 in the appendix shows the age distribution of the principal applicants (assumed head of household). One on six applicants are under 25 yrs, or over 60 yrs old. Under 35 yr olds represent 43% of applicants. The largest group are 35 to 59 yr olds which make up 40%.

## Employment

Mindful that 11% of applicants are registered for sheltered housing, 83% of applicants are not in employment; only 17% are.

## Accommodation Need

The register assesses bedroom requirement directly to the type of household registered. The high number of single person and couple households supports a disproportionate number of applicants with a one bedroom accommodation need. Some of these households will evolve a two bedroom need as a result of pregnancy or other reasons. The needs of newly formed households may change relatively quickly over time, and if rehoused into a one bedroom dwelling would likely need to move to larger accommodation within a short period of time.

The housing register expresses an imbalance of need in terms of accommodation size compared to the strategic assessment as evidenced by the SHMA, as shown below:

	SHMA	Housing Register	General Needs		Sheltered	
			No.	%	No.	%
One bed	38.3%	61%	5199	56.3	1066	96.3
Two bed	33.0%	25%	2586	28.0	41	3.7
Three bed	18.6%	9%	967	10.5		
Four + bed	9.6%	5%	485	5.2		

The SHMA considered the mix of dwelling size for new social rented accommodation for the district for the period 2009-2021. It found that the two bedroom need reflected 0.4% in respect of two bedroom flats, compared with 32.6% for two bedroom houses.

The Housing Register reflects an immediate assessment of accommodation size and not the real need. Household circumstances change and an applicant's need to register can be in response of a future requirement e.g. a pregnant female counts as a single but upon the birth of her baby the application becomes two bedroom. The SHMA data provides a more robust assessment based upon strategic and more sustainable accommodation requirement.

The preponderance for households applying for sheltered housing is for one bedroom accommodation; this does impact on the housing register as a whole and allowed for in respect of the general needs profile.

### **Applicants housing circumstances**

Housing applicants are currently living in the following housing tenure and circumstances:

Lodging	- 30.4%
Local Authority or Housing Association tenancies	- 28.1%
Private rented tenancies	- 19.3%
Other – temporary accommodation, institutions etc.	- 12.7%
Owner occupiers	- 9.5%
Total	- 100.0%

Those who have tenancies or are owner occupiers comprise 57% of applicants. Those in housing need will have accommodation that is not or is becoming inadequate to the household's need. Other reasons to seek rehousing will include seeking a change of location or to obtain more secure and affordable accommodation.

Up to 43% of applicants are in shared or temporary accommodation; households trying to secure permanent self-contained housing.

### **Time on List**

An analysis of the register in 2010 revealed the earliest application was dated 1969; 70 were registered before 2000. Most applications are five years or less (83%).

A survey of the waiting time for applicants housed during 2009 and 2010 found the average waiting time before being rehoused was about 17 months. Unsurprisingly there are considerable variations between the priority bands and between general need and sheltered housing applicants.

On average general needs applicants had a waiting time of just over 18 months, while for sheltered housing applicants it was just over 11 months.

<b>Band</b>	<b>General</b>	<b>Sheltered</b>	<b>Combined</b>
<b>A</b>	<b>3.5</b>	<b>12</b>	<b>5</b>
<b>B</b>	<b>7.5</b>	<b>2</b>	<b>7</b>
<b>C</b>	<b>45</b>	<b>16</b>	<b>37</b>
<b>D</b>	<b>16</b>	<b>9.5</b>	<b>11.5</b>

(N.B. Only 23 lets - beware of statistical bias)

(Figures denote months)

Generally applicants in Band A are rehoused the quickest, and Band C applicants have an average wait of just over three years. Sheltered housing applicants enjoy a narrower range of waiting times across the priority bands, between 2 and 16 months. This compares with general need applicants where the shortest average wait is 3.5 months Band A and the longest average wait in 45 months Band C.

### **Supply - Social rented housing**

The district has a stock of social rented housing of approximately 11,300 homes; 13.5% are sheltered or supported housing and 86.5% general needs. The TSA data summary of Registered Providers owning general needs stock within the district lists 22 landlord organisations managing 8,300 properties.

The turnover rate of this stock is around 5%, and about a quarter of vacancies are sheltered flats and bungalows for older people. In 2010/11 there were 625 lettings; these vacancies comprising 104 new build units and 521 relets.

The total number of lettings by Registered Providers is usually around 250 more per year because of the inclusion of transfers and exchanges.

### **Future supply**

During the period 2007-2011 a supply of 529 new affordable homes was achieved, 370 for rent (70%) and 159 (30%) for shared-ownership. Our target delivery for the next four years 2011-15 is 610 affordable homes, of which 526 are forecast as rented (86%). This represents an expected average delivery of 130 new build units per year, plus an annual average relet supply of about 500. There are on average, about 130 relets from sheltered housing schemes; with a number of schemes being decommissioned the level of relets are expected to decrease in future.

### **Lettings**

Homeseach offers applicants a choice-based allocation process. Available properties are advertised and applicants are required to bid in order to be considered. Offers are directed to bidders in accordance with the Homeseach allocation policy. A performance target is set that 80% of lettings should be granted to Priority Bands A and B, and 20% for Priority Bands C and D; outcome is however influenced by applicant bids and properties advertised.

Typically around 1300 to 1600 applicants bid each month; December is traditionally the exception with lower bidding rates owing to Christmas and New Year. On average one in twenty sheltered housing applicants actively bid during a month, while for general need applicants it is one in seven. Each applicant is permitted to bid for up to three properties each week. In October 2011 on average those applicants that bid submitted 5.3 bids each. There were 1621 bidders, 79 sheltered housing applicants and 1542 general needs.

The number of bids logged as ranges between 5,000 and 9,000 a month, resulting in around 70-80,000 a year.

A sample of bids and success lettings for October 2011 looks at the outcome for the numbers of applicant and the priority bandings.

Band	Prev 12 months (562)	Oct 11 Lets (65)	Oct 11 Bids (8588)	Ratio of bids to lets
	%	%	%	No.
A	21.3	23.0	1.9	11
B	39.8	46.2	8.6	25
C	38.3	30.8	79.8	343
D	0.6	0.0	9.7	830
	100.0	100.0	100.0	132

The table above illustrates that the 65 properties advertised in October 2011 69% were allocated to Band A and B applicants, 31% to Band C. In October no Band D applicants were successful. Over the previous twelve months the outcome for lettings was 61% for Bands A and B, and 30% to C and D applicants. In terms of bids only 10.5% were Band A and B applicants, and 89.5% Band C and D.

Table 6 contains more detailed data distinguishing the differences between general need and sheltered housing applicants. 97.7% of bids were submitted on behalf of general need applicants. In terms of the properties let 81.5% were GN and 18.5% sheltered.

The ratio of bids to lets considers the level of demand (bids) against supply (lets) and on average there were 132 bids per property. However there are wide variations between type and priority of applicant.

### Housing Supply

Subject to some specific variation in the proportion the supply of property that applicants can bid for has been broadly in line with the accommodation needs.

	One Bed	Two Bed	Three Bed	Four Bed +
Housing Register	61%	25%	9%	5%
Lettings – 3yr average	50%	37%	13%	1%
Based on nos. – 3yr average	277	204	70	6

The specific variation shows that there have been a higher number of two and three bed units over the expressed demand of households on the register, and less supply over demand for one bed and four bed or larger properties.



## Equalities

Equalities monitoring is undertaken in terms of applicants on the list and in terms of applicants when housed. Table 4 in the appendix shows the data monitor as at April 2011 in terms of registered applicants.

## Homefinders

Applicants are assisted through the Council's Homefinders scheme to access private rented accommodation. Over the past five years applicants have been helped into 275 private sector tenancies – see table below.

<b>Year</b>	<b>Number of tenancies</b>
06/07	48
07/08	23
08/09	63
09/10	56
10/11	85
<b>Total</b>	<b>275</b>

## Local Housing Market – Private Rented

Based upon the six local housing market areas as defined by the SHMA, typical current market rents were obtained, as at March 2011. These are set out in the appendix together with the Local Housing Allowance (LHA) rates, and comparative rents for social rented units.

The LHA provides the rent ceiling upon which Housing Benefit is paid. The Government announced that these rates would be revised and aligned with 30 percentile rates of market rents, and large family accommodation capped at the four bedroom house rate. These changes have discounted eligible HB rent levels by between 4.8% and 28%; the latter relating to the loss of the five bedroom rate.

Typical market rents were generally at or below LHA with the exception of Bath City North area. The availability of HB in respect of most private sector rents has been significant with the success of the Council's Homefinders Scheme (referred to above).

## Affordability – compared with Social Rented

Social rented homes are let on Target Rents. Rents levied on existing stock are likely to be lower than those on new build properties. Applying typical Target Rents, per new build and comparing with the typical market rents across the six local housing market areas it was found that on average Target Rents are 60% of market rents; the range varies subject to area and type of property between 51.5% and 74.2%.

Against an 80% of market rent base Target Rents are on average 75% of these; ranging between 64% and 93%. Affordable Rent Tenancies offering a 20% discount on market rents will therefore deliver a significant rental increase for housing applicants over social rented tenancies.

## **Affordable Rent Tenancies (ART)**

### **Affordable housing**

The Affordable Rent Tenancy was originally introduced by the Coalition Government as part of the October 2010 Spending Review. It is to contribute to the Government target delivery of new affordable housing of 150,000 homes over 2011-15. Following the recent bidding round by the Homes and Communities Agency (HCA) this figure has been increased to 170,000, of which 80,000 will be ART or LCHO utilising £1.8bn in grant funding.

ART is designed to maximise the delivery of new social housing by making the best use of constrained public subsidy and the existing social housing stock, and provide an offer which is more diverse for a range of people accessing social housing, providing alternatives to traditional social rent.

The HCA bidding process has been reported as extremely successful, given the projected increase of a further 20,000 homes that will be delivered over 2011-15, 146 approved bidders sharing the £1.8bn funding and the programme expected to safeguard 80,000 jobs in construction and related trades.

In June 2011 the Government revised the Planning Policy Statement for Housing, PPS 3; in particular the definition of Affordable Housing.

### **PPS3 – Annex B**

**Affordable housing** includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

**Affordable rented housing** is: Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.

Originally ART was only available to RPs (registered providers) that held an investment contract with the HCA. In July 2011 guidance was issued by the TSA and HCA on arrangements that would allow RPs without HCA contracts to deliver ART. It requires RPs to enter into a Short Form Agreement (SFA). The SFA does not allow relet vacancies to convert from social rented to ART.

SFA are required of RPs in respect of ART properties delivered as part of a S106 agreement without new funding from the HCA; and/or brought forward by a RP voluntarily, without a S106 agreement or new HCA subsidy. Delivery may be funded through the application of RCGF or PDF monies. Where new ART units form part of a S106 agreement, the provider will not be able to use either RCGF or DPF to fund that cost of provision. This guidance covers ART only. RPs are free to undertake the delivery of other types of social housing or market housing, funded entirely from their own resources (without conversions), without entering into an agreement with the HCA.

To the question on whether ART would increase the supply of housing the NHF, the trade body for HAs in England, provided the following response:

David Orr "The system as presently envisaged effectively changes the new supply from a capital to a revenue subsidy. The revenue subsidy comes in the form of higher rents. It is always possible to build more homes of the back of a revenue subsidy rather than a capital subsidy. We have argued that flexibilities might allow that to happen.

Our assessment of what is likely to happen with this system, as we understand it, is that it will probably deliver new homes, but at intermediate rents. The overall stock of property available for letting, at what we call social rent will significantly diminish – probably by between 125,000 and 130,000. There will, in fact, be a transfer away from social rent to higher intermediate rent."

### **Affordability of ART**

The ARK report<sup>6</sup> on the impact of ART considered how affordable market rents are. Evidence was assemble across the six local housing areas within the district and a range of accommodation types – bedsit or studio, one bedroom flat, two bedroom flat and two, three and four bedroom houses. Applying the affordability threshold of 25% of gross household income and using average rents for the six areas to following was deduced:

<b>Accommodation type</b>	<b>Min Household Annual Income</b>
Bedsit/studios	£23,100
One bed flat	£26,360
Two bed flat	£31,360
Two bed house	£35,120
Three bed house	£39,800
Four bed house	£47,640

The 80% market rent decreases the minimum income threshold by 20% to a respective range of between £18,470 and £38,110.

As average household income is around £26,500 only bedsit/studios and one bedroom flats are affordable outright for many. Larger accommodation is only affordable to above average income households or where households have support with Housing Benefit. Those on less than average earnings are clearly disadvantaged.

### **Future Investment**

The HCA contracts are specific in terms of grant funding allocation to the out-turn of new homes that will be ART or LCHO. In support of each RP's investment business plan there is a specific number of relet conversions approved, or asset management credits. An example is set out below:

<b>RP</b>	<b>HCA allocation</b>	<b>New ART</b>	<b>New LCHO</b>	<b>Conversions</b>
Somer	£10m	234	113	130 pa

Somer has indicated that the number of conversions, totalling 390 over three years represents about one in eight relet vacancies. The conversions are expected to generate an additional £200,000 pa in revenue and this will provide about £2m in loan finance for new development investment.

The ARK report obtained information about what RPs typically pay to developers for new build social rented property and what might be paid for new build ART dwellings. The results were varied but related to the size and type of dwellings, as follows:

<b>Dwelling type</b>	<b>Cost difference</b>
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	<b>Social rent over ART</b>
Bedsit/Studio	£25,710
One bed flat	£16,090
Two bed flat	£7,480
Two bed house	- £3,010
Three bed house	- £8,640
Four bed house	- £24,240

Social rent flats are worth more than the equivalent units as ART, while houses generate more value as ART over social rent. However, the ART rent levels for four bedroom houses will exceed LHA and therefore create affordability questions.

## Appendix

### Tables and Data

**Table 1 – Housing Register**

	End of year 2004 - 2005	End of year 2005 - 2006	End of year 2006 - 2007	End year 2007-2008	End year 2008-2009	End year 2009-2010	End year 2010-2011
Bed need	No on Register	No on Register	No on Register	No on Register	No on Register	No on Register	No on Register
1	2740	3377	3631	3290	4228	5373	6265
2	974	1214	1314	1400	1809	2238	2627
3	327	439	513	490	636	789	967
4	114	148	144	173	221	284	331
5	45	57	68	81	96	116	154
6	12	17	20	0	0	0	0
7	2	2	3	0	0	0	0
8	0	1	1	0	0	0	0
Unknown	0	216	117	0	0	0	0
<b>TOTAL</b>	<b>4214</b>	<b>5471</b>	<b>5811</b>	<b>5434</b>	<b>6990</b>	<b>8800</b>	<b>10344</b>

**Table 2 – Analysis of General Need social rented stock and demand**

<b>Total of Properties</b>	<b>7722</b>	<b>Total of Applicants who want general needs housing</b>	<b>9779</b>
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N.B. Full table lists all parishes and wards and comprises 6 pages.

**Table 3 - Properties let in the last 3<sup>1</sup> years**

		General Needs		Sheltered		Total	
		No	%	No	%	%	
2008	1 Bed & studio	152	40.75	134	94.37	55.53	286
2008	2 Bed	161	43.16	8	5.63	32.82	169
2008	3 Bed	52	13.94	0		10.10	52
2008	4 Bed	10	2.68	0		1.94	10
<b>2008</b>	<b>Total Housed in 2008</b>	<b>373</b>		<b>142</b>			<b>515</b>
		72.43%		27.57%			
2009	1 Bed & studio	117	28.96	121	96.0	44.91	238
2009	2 Bed	196	48.51	5	3.97	37.92	201
2009	3 Bed	83	20.54	0		15.66	83
2009	4 Bed	8	1.98	0		1.51	8
<b>2009</b>	<b>Total of Housed in 2009</b>	<b>404</b>		<b>126</b>			<b>530</b>
		76.23%		23.77%			

2010	1 Bed & studio	179	36.76	128	92.75	49.12	307
2010	2 Bed	231	47.43	10	7.25	38.56	241
2010	3 Bed	76	15.61	0		12.16	76
2010	4 Bed	1	0.21	0		0.16	1
<b>2010</b>	<b>Total of Housed in 2010</b>	<b>487</b>		<b>138</b>			<b>625</b>
		77.92%		22.08%			

**Table 4 – Housing Register (Equalities)**

**Equality Monitoring year ending 31 March 2011**

at 1.4.11

<b>Applicants</b>	<b>10344</b>		
Gender	Male	4279	41.37%
	Female	6065	58.63%
	<b>TOTAL</b>	<b>10344</b>	<b>100.00%</b>
Age	Less than 60	8649	83.61%
	Over 60	1695	16.39%
	<b>TOTAL</b>	<b>10344</b>	<b>100.00%</b>
Ethnicity	White	9563	92.45%
	Dual Heritage	217	2.10%
	Asian or Asian British	113	1.09%
	Black or Black British	238	2.30%
	Chinese or other	84	0.81%
	Other/unavailable	129	1.25%
	<b>TOTAL</b>	<b>10344</b>	<b>100.00%</b>
Disability	Consider themselves disabled	1492	14.42%
	Do not consider themselves disabled	8852	85.58%
	<b>TOTAL</b>	<b>10344</b>	<b>100.00%</b>
Sexuality	Heterosexual Straight	8211	79.38%
	Gay/Lesbian	139	1.34%
	Bisexual	80	0.77%
	Prefer not to say/unavailable	1914	18.50%
	<b>TOTAL</b>	<b>10344</b>	<b>100.00%</b>
Religion	Buddhist	88	0.85%
	Christian	4121	39.84%
	Hindu	5	0.05%
	Jewish	6	0.06%
	Muslim	100	0.97%
	Sikh	4	0.04%
	Other	355	3.43%

	No religion	3575	34.56%
	Prefer not to say/unavailable	2090	20.20%
	<b>TOTAL</b>	<b>10344</b>	<b>100.00%</b>

**Table 5 – Time on List for Housed Applicants 2009 & 2010**

**Homesearch - Time on list 2009-2010 Applicants Housed**

Band	%	No of lets			No of days			Av GN	Av SH	AV
		GN	SH	T/T	GN	SH	T/T			
A	28.3	303	74	377	32261	26388	58649	106.5	356.6	155.6
B	34.8	404	59	463	90528	3988	94516	224.1	67.6	204.1
C	35.1	347	120	467	468055	58610	526665	1348.9	488.4	1127.8
D	1.7	7	16	23	3418	4562	7980	488.3	285.1	347.0
		1061	269	1330	594262	93548	687810	560.1	347.8	517.2

**Table 6 – Outcome of bids to lettings (Oct 2011)**

Band	Prev 12 months (562)	Lets (Oct 11)			Bids (Oct 11)						Ratio Bids:Lets	
		GN	SH	T/T	GN	SH	T/T	No	%	No		%
A	21.3	13	2	15	23.1	144	1.7	17	8.6	161	1.9	11
B	39.8	27	3	30	46.2	706	8.4	32	16.2	738	8.6	25
C	38.3	13	7	20	30.8	6752	80.5	107	54.3	6859	79.9	343
D	0.6	0	0	0	0.0	789	9.4	41	20.8	830	9.7	830
	100.0	53	12	65	100.0	8391	100.0	197	100.0	8588	100.0	132

**Table 7 – Age of applicants**

Count of Age band	Total
Age band	
<18	0.19%
18 - 24	16.45%
25 - 34	26.94%
35 - 59	39.78%
60 +	16.64%
Grand Total	100.00%

**Table 8 – Local Market Rent Analysis**

## Local Rent Analysis for ART

LHA March 2011							
BRMA ID	Broad Rental Market Area (BRMA)	1 ROOM	1 BED	2 BED	3 BED	4 BED	5 BED
27	Bath	£72.50	£138.46	£173.08	£206.54	£285.00	£358.85

LHA 30th PERCENTILE (BASED ON March 2011 LHA)				
1 ROOM	1 BED	2 BED	3 BED	4 BED
£69.00	£130.38	£160.38	£183.46	£258.46

-4.8%                      -5.8%                      -7.3%                      -11.2%                      -9.3%                      -28.0%

### Bath City North

Property Type	Market Rent	80% of Market Rent	New LHA Rent (30th percentile) from April 2011	RP Social Rent - average across all N.S stock			
				RP1	RP2	RP3	RP4
1 Bed	£151.15	£120.92	£130.38	£72.88	£104.35	£105.67	£83.49
2 Bed Flat	£170.76	£136.61	£160.38	£81.70	£120.00	£114.79	£96.13
2 Bed House	£181.15	£166.92	£160.38	£81.33	n/a	£116.94	
3 Bed House	£218.07	£174.46	£183.46	£88.33	n/a	£132.46	£106.55
4 Bed House	£253.84	£203.07	£258.46	£92.22	n/a	£150.13	n/a

### Bath City South

Property Type	Market Rent	80% of Market Rent	New LHA Rent (30th percentile) from April 2011	RP Social Rent - average across all N.S stock			
				RP1	RP2	RP3	RP4
1 Bed	£130.38	£104.30	£130.38	£73.23	n/a	£97.87	£81.39
2 Bed Flat	£161.38	£129.23	£160.38	£81.66	n/a	£104.55	£99.40
2 Bed House	£176.53	£141.23	£160.38	£78.77	£84.91	£104.75	
3 Bed House	£196.15	£156.92	£183.46	£86.26	£92.14	£119.29	£130.28
4 Bed House	£227.30	£181.84	£258.46	£92.42	n/a	£134.05	£120.07

### Bathavon



Property Type	Market Rent	80% of Market Rent	New LHA Rent (30th percentile) from April 2011	RP Social Rent - average across all stock			
				RP1	RP2	RP3	RP4
1 Bed	£130.38	£104.30	£130.38	£68.65	n/a	£103.72	£79.05
2 Bed Flat	£162.69	£130.15	£160.38	£77.92	n/a	£109.43	£104.01
2 Bed House	£174.23	£139.38	£160.38	£75.70	n/a	£110.12	
3 Bed House	£197.30	£157.84	£183.46	£86.11	n/a	£127.09	£89.28
4 Bed House	£240.00	£192.00	£258.46	£91.55	n/a	£139.41	£104.87

### Keynsham

Property Type	Market Rent	80% of Market Rent	New LHA Rent (30th percentile) from April 2011	RP Social Rent - average across all stock			
				RP1	RP2	RP3	RP4
1 Bed	£117.69	£94.15	£130.38	£70.08	n/a	£103.72	£80.88
2 Bed Flat	£138.46	£110.76	£160.38	£78.62	n/a	£109.43	£97.91
2 Bed House	£150.00	£120.00	£160.38	£77.16	n/a	£110.12	£104.48
3 Bed House	£178.84	£143.07	£183.46	£84.39	n/a	£127.09	n/a
4 Bed House	£221.53	£177.23	£258.46	£105.90	n/a	£139.41	n/a

### Norton Radstock

Property Type	Market Rent	80% of Market Rent	New LHA Rent (30th percentile) from April 2011	RP Social Rent - average across all stock			
				RP1	RP2	RP3	RP4
1 Bed	£103.84	£83.07	£130.38	£69.78	n/a	£93.98	n/a
2 Bed Flat	£123.46	£98.76	£160.38	£75.88	n/a	£99.20	£88.91
2 Bed House	£137.30	£109.84	£160.38	£74.27	£95.06	£98.90	
3 Bed House	£163.84	£131.07	£183.46	£84.90	£103.16	£111.01	£101.97
4 Bed House	£200.76	£106.61	£258.46	£89.80	n/a	£123.33	n/a

**Chew Valley**

Property Type	Market Rent	80% of Market Rent	New LHA Rent (30th percentile) from April 2011	RP Social Rent - average across all stock			
				RP1	RP2	RP3	RP4
1 Bed	£126.92	£101.53	£130.38	£67.36	n/a	n/a	£99.08
2 Bed Flat	£147.69	£118.15	£160.38	n/a	n/a	n/a	£121.20
2 Bed House	£167.30	£133.84	£160.38	£82.81	n/a	n/a	
3 Bed House	£193.84	£155.07	£183.46	£87.25	n/a	n/a	£147.11
4 Bed House	£230.76	£184.61	£258.46	£94.90	n/a	n/a	n/a

## References

Page	Ref no.	Information source
4	1	Office of National Statistics (ONS) – Mid-year population estimate 2010
4	2	HSSA annual return 2011 – DCLG LA statistical return
4	3	ONS – Official Labour Market Statistics (nomisweb.co.uk)
4	4	BBC News website – UK House Prices: October – December 2011
5	5	Homeseach Figures – internal recorded monthly data
11	6	Commissioned research by ARK Consultancy “The Impact of Affordable Rents...” (July 2011).
13	Appendix:	<p>Tables 1-7 Internally held management data for Homeseach, lettings and affordable housing stock</p> <p>Table 8 Published Local Housing Allowances for Bath (Broad Rental Market Area) at March 2011</p> <p>Extracts from Ark Report for 6 local housing zone areas</p>