

TENANCY STRATEGY

GUIDANCE FOR REGISTERED PROVIDERS OF SOCIAL HOUSING
ON TENANCY POLICY IN BATH AND NORTH EAST SOMERSET

DRAFT SEPTEMBER 2012

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This document can be made available in a range of languages, large print and Braille.

1 INTRODUCTION

- 1.1 The Localism Act requires the Council to prepare and publish a “tenancy strategy” setting out the matters to which the registered providers of social housing are to have regard in formulating policies relating to:
- a) the kind of tenancies they grant
 - b) the circumstances in which they will grant a tenancy of a particular kind
 - c) where they grant tenancies for a certain term, the lengths of the terms, and
 - d) the circumstances in which they will grant a further tenancy on the coming to an end of an existing tenancy
- 1.2 In preparing this tenancy strategy the Council has had regard to its overarching strategy, the Sustainable Community Strategy, the aim of which is to ensure that ‘Bath and North East Somerset Council is a distinctive place with vibrant sustainable communities where everyone fulfils their potential’.
- The guiding principles of this tenancy strategy include an expectation that registered providers of social housing will adopt approaches and practice that contribute positively to the environmental, social and economic well-being of communities and neighbourhoods.
- 1.3 This tenancy strategy is aligned with the Council’s Allocations Policy, known as Homesearch, and its Homelessness Strategy. It supports the Housing and Wellbeing Strategy by contributing to priority themes and by specifically underpinning the following key objectives:
- a) to reduce inequalities by meeting housing needs
 - b) to improve access to existing affordable housing by matching people to homes
 - c) to increase the supply of new affordable housing.
- 1.4 This tenancy strategy has been developed in consultation with registered providers, partner organisations, tenants, affordable housing applicants and local residents. Views on the development of the strategy have been sought through focus group meetings, opinion sampling and an 8 week open public consultation on the draft strategy. There is diversity amongst registered provider tenancy policy, some are continuing to provide lifetime tenancies but there is a significant shift away from this with many choosing to offer 5 year tenancies as the norm. A summary of registered provider policy is set out in the appendices.
- 1.5 The changes outlined within this strategy do not apply to existing tenants; principally only to newly created tenancies from April 2012 onwards. Existing tenants seeking a transfer retain their existing form of tenancy where the transfer request and allocation accords with Sections 158 Secure and assured tenancies: transfer of tenancy and 159 Further provisions about transfer of tenancy under section 158 of the Localism Act 2011 . The specific responsibility for managing transfers rests with individual registered provider landlords in compliance with the Homes and Communities Agency’s Tenancy Standards.

2 GUIDING PRINCIPLES

- 2.1 The principles and objectives below form the essential determinants of the strategy. Rent and tenancy policies of registered providers are expected to accord with these requirements, as well as the subsequent detailed sections. Rent and tenancy policies must:
- a) establish a strategic policy framework that will help allocate the limited resource of available affordable housing to best and efficient effect and use of stock;
 - b) set a crucial balance between the use of the newly introduced Affordable Rent Tenancy and meeting local housing needs;
 - c) ensure that the approach to fixed term tenancies is consistent and fair and enables better use of stock for those in housing need and that the implementation of flexible tenancies does not have a negative impact on homeless and vulnerable households;
 - d) manage the introduction of Affordable Rent Tenancies to the extent that will generate and support an agreed level of future development investment for this district;
 - e) accommodate policy and practice that promotes flexibility, innovation and choice and impacts positively on affordable housing supply and access;
 - f) encourage access and allocation to property that meets the need of eligible applicants that is sensitive to their personal circumstances, and is fair;
 - g) ensure that rents and housing costs remain genuinely affordable to the intended client groups and accord with national planning policy guidance;
 - h) adopt approaches and practice that contribute positively to the environmental, social and economic well-being of communities and neighbourhoods;
 - i) ensure that registered provider landlord policies have regard to local circumstances and are subject to routine monitoring and review;
 - j) ensure that the principles of this strategy and those of registered provider's Rent and Tenancy Policies are responsive to customer understanding and expectation; are clear, concise and equitable in word and in practice;
 - k) ensure that outcomes are customer focussed, based upon clear rationale and aimed at promoting continual improvement of service delivery;
 - l) advance the principles of the equality legislation by fostering good relations between people, eliminating discrimination and advancing equality of opportunity;
 - m) ensure that monitoring is regular and thorough, with reports and reviews that are evidence based, open, transparent and fully accountable.

3 STRATEGIC AIMS

- 3.1 This strategy aims to ensure that we meet local housing need with the limited resources available. Although registered providers will be developing their own policies which will reflect their priorities, they are to have regard to this Tenancy Strategy to ensure continuing partnership with the local authority and effective collaboration that will ensure:
- a) Genuinely affordable and appropriate housing options for local people are increased
 - b) The sustainable provision of new affordable housing at a time of limited public investment
 - c) A better response to local circumstances and priority housing needs.

4 SUMMARY OF LOCAL HOUSING NEED

- 4.1 Bath and North East Somerset is an area of high housing demand with above average house prices and rents. Assessment of the local housing market confirmed that there is a significant need for affordable housing. The Council is committed to increase the access to and availability of affordable housing which is critical to the social and economic sustainability of the area.
- 4.2 The evidence report of local housing need that provides the basis of this Tenancy Strategy is attached in the appendices. It demonstrates a very high demand for affordable housing in this area and high levels of unmet need particularly amongst older people seeking independent and supported housing and newly formed households.

5 HOMELESSNESS PREVENTION

- 5.1 The Council is committed to preventing homelessness through the provision of high quality and bespoke early interventions and advice. There are risks associated with the new flexible tenancies and affordable rent tenancies and it is essential that registered providers have in place formally agreed policies designed to prevent homelessness. We expect these to include pre tenancy advice, move-on advice and pre-eviction protocols and to provide proportionate support for vulnerable people.
- 5.2 We expect registered providers to work in partnership with the Council and other relevant agencies to prevent homelessness or resolve practical housing options.
- 5.3 The Council will utilise the power to discharge its homeless duty by securing suitable private rented sector accommodation, where appropriate and where the supply of suitable accommodation allows. However as a general rule this option will not be used for vulnerable people who will continue to primarily be accommodated in the social housing sector. We expect registered providers to provide support for vulnerable people that include intensive and proportionate tenancy management and that contributes to sustainable communities.

6 FLEXIBLE TENANCIES

- 6.1 We welcome the introduction of these flexibilities which will enable better use of local affordable housing by providing tenancies to households experiencing highest housing need and encouraging more mobility within the sector and on to other housing options. However, we are keen to ensure that these flexibilities are applied in a manner that does not undermine social investment into communities and in a way that ensures that vulnerable tenants can benefit from an appropriate period of housing stability.
- 6.2 Whilst we recognise that not all registered providers are planning to offer flexible tenancies we expect all registered providers to develop tenancy policies that are fair but flexible and, that are created to support and deliver on the strategic aims above.
- 6.3 We expect registered providers that offer flexible tenancies to comply with the outcomes of the consultation on minimum and maximum lengths of term by offering
- a) a term of no less than 5 years and no more than 10 years unless the criteria for a lifetime tenancy is met, as detailed below.
 - b) lifetime tenancies to the elderly or where the tenant has a serious and long term illness or disability or in other exceptional circumstances.
- 6.4 Tenancies less than 5 years should be exception only. We believe that tenancies less than 5 years are unlikely to encourage a household to invest in their home and community. However, we recognise that there may be specific circumstances that necessitate the use of such tenancies, such as, particular properties for which there is exceptional demand for example larger family homes or properties that meet strategic management requirements.
- 6.5 Tenancies greater than 10 years, other than lifetime tenancies described above should be the exception only. Granting tenancies greater than 10 years, other than lifetime tenancies restricts the effective and efficient use of the housing stock. We expect registered providers to review all fixed term tenancies at the end of the term to decide whether or not it is reasonable to extend a further term and at this point, to have regard to strategic housing needs, see below.
- 6.6 In determining the length of tenancy consideration should be given to the circumstances of the tenants, particularly families with dependent children requiring stability in their educational needs or those living in adapted properties and those with a support need that is long-term but not necessarily lifelong.
- 6.7 Registered providers are required to formulate and publish policies that will govern the process under which tenancies will either be renewed or terminated at the end of the fixed term and that make best use of their housing stock. A review is required before the end of the flexible period and at this point it will be for the registered provider to consider the tenants individual circumstances and decide whether to offer a further fixed period or to terminate the tenancy. We will expect reviews to be carried out 6 months to one year prior to the end of the fixed term so that the tenant has time to plan ahead and for the following factors to be considered:
- a) the current circumstances of the household and the need for a property of the type and size that they presently occupy. We are keen to see that registered providers utilise the new flexibilities to address issues such as under-occupation and to make

better use of adapted accommodation which is no longer required by a household and for which there is a local need. Tenants whose circumstance result in their tenancies not being renewed on this basis should be offered an alternative property suited to their needs, including advice about home-ownership if appropriate, unless there are other qualifying factors to be considered, such as those set out below;

- b) the financial capacity of the tenant to secure alternative market accommodation or affordable home-ownership. Both in terms of capital assets and income. However, this assessment must not act as a disincentive to work;
- c) the conduct of the tenant throughout the fixed term tenancy. This includes any anti-social behaviour issues, rent arrears or property management issues;
- d) the contribution of the household to the community and the potential impact on the community if they were to move out of the area.

6.8 Where the registered provider intends not to renew a tenancy at the end of the fixed-term their policies need to set out and include clear appeal and complaint procedures for the tenant.

6.9 We are committed to ensuring that the decision to terminate a fixed-term tenancy does not lead to increased levels of homelessness. Therefore, we expect registered providers to adopt best practice and any Homes and Community Agency or regulatory guidance with regard to dealing with the ending of tenancies, but as a minimum where a registered provider will not be renewing a tenancy at the end of the fixed-term the provider should engage with the tenant at the earliest possible opportunity.

6.10 Registered providers should provide households affected by the termination of a tenancy with appropriate advice and assistance that will assist them in successfully securing an alternative property. We welcome the extension of this advice provision to tenants of Lifetime Tenancies to enable them to take full and equal advantage of alternative housing options. The advice must include specialist housing and welfare advice and the options available to them including low-cost home ownership, alternative affordable housing tenures, advice on renting in the private sector.

7 AFFORDABLE RENT TENANCIES

7.1 We welcome the introduction of Affordable Rent Tenancies (ART) which are a means to deliver more homes by making the best use of constrained public subsidy and the existing social housing stock. The principles for Flexible Tenancies will generally apply to Affordable Rent Tenancies. Registered providers can deliver ART provided they have an investment contract or Short Form Agreement and HCA contracts permit a restricted number of relet conversions to ART.

7.2 Registered providers can only offer ART subject to an approved development delivery plan that will utilise the generated increased revenue income for providing additional affordable housing within this HCA region, but ideally within this district.

7.3 The impact of ART is likely to be a transfer away from social rent to higher intermediate rent (from 60% up to 80% of market rent). Family housing (two bedroom or larger) generates more value as ART and is likely to remain affordable for non-working households and those on low incomes eligible for Housing Benefit. However it is

essential that a test of affordability is applied to every property being considered as ART and that the test measures long term affordability.

- 7.4 A social housing property will be let under ART if it is:
- a) new and provided with HCA grant funding, or
 - b) new and provided under a HCA 'short form agreement', or
 - c) a former social rented property selected for 'conversion'.

Registered providers are required to provide and publicise the detailed terms of ART including applicant eligibility, tenancy terms and options and arrangements for termination. Registered providers converting social rented vacancies to ART must provide notice to the Council of their proposed rate of conversion supported by the HCA investment contract and subject to quarterly monitoring to set the number and type of properties included or excluded.

- 7.5 ART rent will be determined independently in accordance to the Royal Institute of Chartered Surveyors practice for determining market rents and primarily calculated at 80%. Less than 80% will be required if:
- a) it exceeds the Local Housing Allowance rate, or
 - b) it fails to meet the needs of eligible households of not being at a cost low enough for them to afford as determined with regard to local incomes and local house prices. (eg. Under planned Universal Credit proposals rents should not exceed 40% of the benefit cap.).
- 7.6 The Council will issue challenges where proposed rents at 80% of market rents are considered unaffordable and require a revision based upon the market evidence of local incomes and house prices, or where the rent exceeds Local Housing Allowance.

8 ALLOCATIONS

- 8.1 The Council will allocate properties in accordance with Homeseach Policy which is based upon the principle of choice based lettings. We will advertise Affordable Rent Tenancies (ART) and social rent tenancies, which may include Flexible and Introductory Tenancies, on the Homeseach website and property adverts will clearly state the landlord, the rent and the type of tenancy being offered. Properties advertised for letting under ART will be clearly labelled.
- 8.2 We will expect registered providers to ensure that households are able to afford ART properties prior to granting a tenancy. In order to do this they must have regard to the definition of ART set out in Planning Policy and to preventing homelessness.
- 8.3 We will expect registered providers to keep a register of properties let as ART and as flexible tenancies and to share this information with the Council as required for monitoring and strategic information purposes.

9 ASSET MANAGEMENT AND TENANCY FRAUD

- 9.1 We will support the disposal of housing stock where registered providers can effectively demonstrate that:
- a) they have a formally agreed strategy in relation to asset disposals with approved recommended actions substantiated by robust options appraisals taking into account stakeholder consultations, and funding obligations linked with the specific property and accommodation, and
 - b) the proceeds can be more productively used to develop new affordable housing within the district than maintaining the existing property, and
 - c) there will be no negative impacts on the balance and sustainability of the local neighbourhood,
 - d) The local authority is willing to provide formal support for the proposed disposal as part of the statutory regulator's consent process.
- 9.2 We will support and encourage measures to make the most effective use of the existing housing stock. We will expect registered providers to have formally agreed strategies to support and encourage under-occupying tenants to move to properties of a size more suitable to their needs.
- 9.3 Social housing is an asset for which there is very high demand in this area. It is vital not only that each social home goes to a household who needs it, but also that it continues to be occupied by the household to whom it was given. We expect registered providers to develop and have in place formally agreed policies that have regard to guidance published by Communities and Local Government, to prevent tenancy fraud. We expect these to set out how the registered provider will prevent:
- a) Civil matters including subletting and key-selling
 - b) Unauthorised assignment (including by mutual exchange)
 - c) Criminal offences including right to buy/acquire fraud and obtaining a tenancy through false statement.

10 MONITORING AND REVIEW

- 10.1 This strategy will be reviewed every 5 years as a minimum. The Council may however choose to review before the end of 5 years if it feels this is necessary due to national or local changes to policy. The Council will develop mechanisms to monitor allocations to ART and the impact of flexible tenancies
- 10.2 Registered providers will provide relevant data to help with monitoring, which will include the number of ART tenancies, the length of tenancies, the number of complaints and requests for review.
- 10.3 We will monitor the success of ART and flexible tenancies by:
- a) affordability – applying a household income test based upon local average earnings and market rents. ART rents must be no higher than LHA, and subject to an affordability test in respect of individual circumstances.
 - b) supply – the number and type of accommodation and rents charged compared with the demand in terms of number and type of applicants that bid.

- c) impact – monitoring whether flexible tenancies and ART are improving access i.e. the waiting times of particular types and classes of applicant.
- d) adverse indicators – monitor if the change on the demand for social rented and if priority applicants suffer worse outcomes e.g. waiting time or economically disadvantaged
- e) market fluctuation – monitor market rents to gauge stability or inflationary pressures
- f) equality – all strands to be monitored for direct and indirect impacts to test fairness and inclusiveness, including avoiding contravention of Human Rights Act articles
- g) continual improvement – record complaints and appeals and their outcomes so that the policy pre-sets can be tested and areas of improvement can be identified and incorporated within the periodic review.

DRAFT

Act – The Localism Act 2011 – received royal assent on 15 November 2011

Affordable Housing – In March 2012 the Government revised the National Planning Policy Framework in particular the definition of Affordable Housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.

- Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.
- Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.
- Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).
- Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable rented housing.

Homes that do not meet the above definition of affordable housing, such as “low cost market” housing, may not be considered as affordable housing for planning purposes.

Affordable Rent Tenancy (ART) – an affordable rented property let on a rent up to 80% of market rent. Applies to certain new build units and converted social rented dwellings

Conversion – A former social rented dwelling relet on an ART

Equality/Equalities – As defined within the Equalities Act 2010 to ensure that no one is treated unfairly in respect of certain characteristics.

Homes and Communities Agency (HCA) – A government body managing public investment for housing delivery and economic growth, including the provision of new affordable housing and regulatory powers in respect of Registered Providers.

Human Rights Act 1998 – provides the framework through a set of articles to protect individual human rights.

Registered Providers (RPs) – Social housing landlords, usually housing associations, registered with the HCA

Social rented housing – Social rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency.

Strategic Housing Market Assessment (SHMA) – a detailed analysis of the local housing market that assesses the market and affordable housing needs of the areas. A study of housing supply and demand for the period 2006-26, published in 2009.

APPENDIX 1

TENANCY STRATEGY EVIDENCE BASE

February 2012

Amended August 2012

	Local housing market summary
Current shortfall of 2,000 homes in B&NES	The resident population of Bath and North East Somerset is estimated at 179,700 (2010 ¹) comprising some 76,000 households. At April 2011 the total housing stock within the district was estimated at over 75,000 ² , of which about 2% are vacant. Occupied dwellings therefore account for some 74,000 properties.
16% of residents live in social rented housing.	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.
11,300 social rented homes.	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.
Households with below average earnings have restricted access to market housing.	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 ³ 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.
Delivery of affordable housing has been below target.	Although a significant housing growth requirement has been identified for Bath and North East Somerset area construction and delivery of new homes is below target. This affects the delivery of new affordable homes which, under current planning policy, are required to be 35% of the proportion of housing on larger development sites. The anticipated delivery is 130 new rented homes every year up to 2015.
Increasing demand for affordable housing.	Nearly half (43%) of households on the Housing Register are not living in secure housing and the demand for social housing, which is generally let at 60% of housing market rents, is increasing every year (12,304 applicants at in August 2012).
Need for affordable housing in areas where house prices are above average.	There is significant variation in house prices 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. Average house price for the area is £278,474, well above the national (UK) average of £228,3854. It would require an annual income of over £74,000 and a deposit of about £56,000 to obtain the necessary mortgage funding to buy at the average house price. This means that first time buyers and

¹ Office of National Statistics (ONS) – Mid-year population estimate 2010

² HSSA annual return 2011 – DCLG LA statistical return

³ ONS – Official Labour Market Statistics (nomisweb.co.uk)

⁴ BBC News website – UK House Prices: October – December 2011

	people with low income will find some locations in Bath and rural areas unaffordable. The local area is an urban and rural mix with high levels of demand for social housing. Many households have below average earnings and are unable to access market housing at above average prices particularly in specific locations in the City of Bath and in some of the rural villages.																												
Need to supply aspirational housing for older people.	It is important that new housing meets the aspirations of applicants, particularly those over retirement age as interest in current affordable housing is comparatively low in this age group, even amongst those with statutory housing need.																												
Need to increase supply of social housing to meet statutory and high housing need.	Households on the Housing Register with statutory and high priority housing need demonstrate lower than expected levels of demand for the housing that becomes available through the lettings scheme. One way of increasing supply and housing choice would be to create more mobility (relets) within the current stock of social housing.																												
Access to affordable housing for low paid households and key employment sectors is a critical issue.	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.																												
Access to affordable housing for newly formed households is a critical issue.	The West of England Strategic Housing Market Assessment (SHMA) published in 2009 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.																												
	Housing need																												
The Strategic Housing Market Assessment provides a more robust assessment of accommodation need than the Housing Register.	The Housing Register assesses bedroom requirement according to the type of household registered. The high number of applications from single people and couples means that one bedroom housing need measured by Housing Register applications is high (6265 or 61%). Newly formed households change relatively quickly over time, for example an applicant who is housed when pregnant into one bedroom accommodation will want another bedroom when the baby is born. In addition, older people will often only consider moving to housing with more than one bedroom so that they can accommodate visitors or carers.																												
Housing need is split between one (38%), two (34%) and three+ (28%) (bedroom homes).	<table border="1"> <thead> <tr> <th></th> <th>SHMA</th> <th colspan="5">Housing Register</th> </tr> <tr> <th></th> <th></th> <th>Total</th> <th colspan="2">General Needs</th> <th colspan="2">Sheltered</th> </tr> </thead> <tbody> <tr> <td>One bed</td> <td>37.9%</td> <td>61%</td> <td>5199</td> <td>56%</td> <td>1066</td> <td>96%</td> </tr> <tr> <td>Two bed</td> <td>33.7%</td> <td>25%</td> <td>2586</td> <td>28%</td> <td>41</td> <td>4%</td> </tr> </tbody> </table>		SHMA	Housing Register							Total	General Needs		Sheltered		One bed	37.9%	61%	5199	56%	1066	96%	Two bed	33.7%	25%	2586	28%	41	4%
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		Three bed	19.1%	9%	967	11%																																					
		Four + bed	9.3%	5%	485	5%																																					
Two bedroom housing need is for houses not flats.	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.																																										
Supply of lettings by number of bedrooms is proportionate to need.	Subject to some specific variation in the proportion the supply of affordable housing has been broadly in line with the accommodation needs. The specific variation shows that there have been a higher percentage of lettings for two and three bed units than the expressed housing need of households on the register and less supply over demand for one bed and four bed or larger properties.																																										
	<table border="1"> <thead> <tr> <th colspan="5">%Lettings by Bedroom Need</th> </tr> <tr> <th>Bed need</th> <th>No on Register</th> <th>% of Register</th> <th>% of lettings</th> <th>3yr average no of lets)</th> </tr> </thead> <tbody> <tr> <td>1 bed</td> <td>6265</td> <td>61%</td> <td>50%</td> <td>277</td> </tr> <tr> <td>2 bed</td> <td>2627</td> <td>25%</td> <td>37%</td> <td>204</td> </tr> <tr> <td>3 bed</td> <td>967</td> <td>9%</td> <td>12 %</td> <td>70</td> </tr> <tr> <td>4 bed+</td> <td>484</td> <td>5%</td> <td>1%</td> <td>6</td> </tr> </tbody> </table>								%Lettings by Bedroom Need					Bed need	No on Register	% of Register	% of lettings	3yr average no of lets)	1 bed	6265	61%	50%	277	2 bed	2627	25%	37%	204	3 bed	967	9%	12 %	70	4 bed+	484	5%	1%	6					
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Lettings targets for affordable housing applicants with statutory and high needs are not being met.	<p>Lettings outcomes are influenced by applicant bids and the desirability of housing and this means that the council is not meeting performance targets on numbers of lettings made to priority groups. Performance targets are: 80% lettings to be granted to Priority Bands A and B 20% lettings to be granted to Priority Bands C and D</p> <p>A sample of bids and success lettings for October 2011 looks at the outcome for the numbers of applicant and the priority bandings.</p> <table border="1"> <thead> <tr> <th>Band</th> <th>Previous 12 months (562)</th> <th>Oct 11 Lets (65)</th> <th>Oct 11 Bids (8588)</th> <th>Ratio of bids to lets</th> </tr> </thead> <tbody> <tr> <td></td> <td>%</td> <td>%</td> <td>%</td> <td></td> </tr> <tr> <td>A</td> <td>21</td> <td>23</td> <td>2</td> <td>11:1</td> </tr> <tr> <td>B</td> <td>40</td> <td>46</td> <td>8</td> <td>25:1</td> </tr> <tr> <td>C</td> <td>38</td> <td>31</td> <td>80</td> <td>343:1</td> </tr> <tr> <td>D</td> <td>1</td> <td>0</td> <td>10</td> <td>830:1</td> </tr> <tr> <td></td> <td>100.0</td> <td>100.0</td> <td>100.0</td> <td>132:1</td> </tr> </tbody> </table> <p>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 39% to C and D applicants. In terms of bids only</p>								Band	Previous 12 months (562)	Oct 11 Lets (65)	Oct 11 Bids (8588)	Ratio of bids to lets		%	%	%		A	21	23	2	11:1	B	40	46	8	25:1	C	38	31	80	343:1	D	1	0	10	830:1		100.0	100.0	100.0	132:1
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C	38	31	80	343:1																																							
D	1	0	10	830:1																																							
	100.0	100.0	100.0	132:1																																							

	10.5% were Band A and B applicants, and 89.5% Band C and D.												
	Housing demand (Housing Register)												
The open Housing Register indicates expressed demand for affordable housing.	The Housing Register provides an indicator of expressed demand but has limitations with evidencing a strategic demand for affordable housing. This Council's housing register is currently "open"; over 20% of applicants reside outside the district or are students at local colleges.												
Expressed demand for affordable housing is high and increasing every year.	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 (12,304 in August 2012). 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.												
High expressed demand for affordable housing.	Allocation of affordable housing is by choice-based lettings and lettings are made in accordance with the council's Allocation Policy. Properties are advertised and Housing Register applicants must bid to demonstrate an interest/ demand. The number of bids logged ranges between 5,000 and 9,000 a month, resulting in around 70-80,000 a year. Typically around 1300 to 1600 applicants bid each month; December is traditionally the exception with lower bidding rates owing to Christmas and New Year.												
Low expressed demand for affordable housing amongst sheltered housing applicants.	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.												
43% of affordable housing applicants do not own or rent a secure or permanent home.	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 for their 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 living in shared or temporary accommodation and are households trying to secure permanent self-contained housing. <table border="1" data-bbox="501 1608 1289 1899"> <thead> <tr> <th colspan="2">Housing Applicants Current Housing</th> </tr> </thead> <tbody> <tr> <td>Other eg. temporary accommodation, institutions</td> <td>13%</td> </tr> <tr> <td>Lodging</td> <td>30%</td> </tr> <tr> <td>Local Authority or Housing Association tenancies</td> <td>28%</td> </tr> <tr> <td>Private rented tenancies</td> <td>19%</td> </tr> <tr> <td>Owner occupiers</td> <td>10%</td> </tr> </tbody> </table>	Housing Applicants Current Housing		Other eg. temporary accommodation, institutions	13%	Lodging	30%	Local Authority or Housing Association tenancies	28%	Private rented tenancies	19%	Owner occupiers	10%
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Higher rates of disability and BME groups amongst affordable housing applicants.	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. 14.42% of applicants consider themselves disabled. Black and minority ethnic groups are slightly more highly represented than the resident population (6.4%: 5.5%).																								
89% of affordable housing applicants are working age. Rates of statutory and high need are greatest amongst sheltered housing applicants.	<p>Applicants are banded into priority groups and categorised between older applicants requesting sheltered housing and general needs applicants. As at April 2011, of the 10,3445 applicants 89% are general needs (circa 9,200) and 11% sheltered housing for older people (circa 1,100).</p> <p>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). Lowest priority applicants in Band D are the same proportion for both general need and sheltered accommodation; representing about one in five applicants.</p> <table border="1" data-bbox="504 757 1284 1048"> <thead> <tr> <th>Priority group</th> <th>%</th> <th>General</th> <th>Sheltered</th> </tr> </thead> <tbody> <tr> <td>A Statutory need</td> <td>2</td> <td>82 (0.9%)</td> <td>118 (10.7%)</td> </tr> <tr> <td>B High priority need</td> <td>5</td> <td>380 (4.1%)</td> <td>86 (7.8%)</td> </tr> <tr> <td>C Housing need</td> <td>72</td> <td>6810 (73.7%)</td> <td>658 (59.4%)</td> </tr> <tr> <td>D Other applicants</td> <td>21</td> <td>1965 (21.3%)</td> <td>245 (22.1%)</td> </tr> <tr> <td>Total</td> <td>100</td> <td>9237 (89%)</td> <td>1107 (11%)</td> </tr> </tbody> </table>	Priority group	%	General	Sheltered	A Statutory need	2	82 (0.9%)	118 (10.7%)	B High priority need	5	380 (4.1%)	86 (7.8%)	C Housing need	72	6810 (73.7%)	658 (59.4%)	D Other applicants	21	1965 (21.3%)	245 (22.1%)	Total	100	9237 (89%)	1107 (11%)
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Half of working age affordable housing applicants are aged under 35.	Table 7 in the appendix shows the age distribution of the principal applicants (assumed head of household). 40% of all applicants are aged 35-59 years. One in three applicants are either aged under 25 years or over 60 years old. 52% of all working age applicants are aged under 35 years.																								
79% of working age affordable housing applicants are not in work or training.	<p>One in 5 of working age Housing Register applicants are in work (23.12% of applicants aged 18-65, August 2012). 8278 (79%) of working age applicants were not in work (data refers to the applicant and so is only an indication of household income and employment status).</p> <p>Working Age Applicants Employment Status</p> <table data-bbox="512 1532 1390 1827"> <tbody> <tr> <td>Not working/seeking work</td> <td>6781</td> <td>74%</td> </tr> <tr> <td>Unable to work because of long term sickness or disability</td> <td>473</td> <td>5%</td> </tr> <tr> <td>F/T student</td> <td>70</td> <td>1%</td> </tr> <tr> <td>Job seeker</td> <td>526</td> <td>6%</td> </tr> <tr> <td>Full-time work (24 hours or more per week)</td> <td>879</td> <td>10%</td> </tr> <tr> <td>Part-time work (less than 24 hours per week)</td> <td>391</td> <td>4%</td> </tr> <tr> <td>Working (hours not stated)</td> <td>34</td> <td>0%</td> </tr> <tr> <td>TOTAL</td> <td>9154</td> <td>100%</td> </tr> </tbody> </table>	Not working/seeking work	6781	74%	Unable to work because of long term sickness or disability	473	5%	F/T student	70	1%	Job seeker	526	6%	Full-time work (24 hours or more per week)	879	10%	Part-time work (less than 24 hours per week)	391	4%	Working (hours not stated)	34	0%	TOTAL	9154	100%
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Low bidding rates amongst sheltered housing applicants	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																								

⁵ Homesearch Figures – internal recorded monthly data

<p>compared to general needs applicants.</p>	<p>that bid submitted 5.3 bids each. There were 1621 bidders of which 79 were sheltered housing applicants and 1542 general needs.</p>																								
<p>Affordable housing applicants (working age) with statutory needs take an average of 3.5 months to get housing.</p> <p>Affordable housing applicants (above working age) with statutory needs take an average of 12 months to get housing.</p>	<p>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.</p> <p>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.</p> <table border="1" data-bbox="501 864 1339 1155"> <thead> <tr> <th colspan="4">Time on list (months)</th> </tr> <tr> <th>Band</th> <th>General</th> <th>Sheltered</th> <th>Combined</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>3.5</td> <td>12</td> <td>5</td> </tr> <tr> <td>B</td> <td>7.5</td> <td>2</td> <td>7</td> </tr> <tr> <td>C</td> <td>45</td> <td>16</td> <td>37</td> </tr> <tr> <td>D</td> <td>16</td> <td>9.5</td> <td>11.5 (23 lets)</td> </tr> </tbody> </table>	Time on list (months)				Band	General	Sheltered	Combined	A	3.5	12	5	B	7.5	2	7	C	45	16	37	D	16	9.5	11.5 (23 lets)
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	<p>Housing supply</p>																								
<p>11,000 new homes needed to meet housing and economic growth requirement.</p>	<p>The SHMA 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.</p>																								
<p>35% of newbuild homes to be affordable housing.</p>	<p>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). 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 rented 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 this level of relets is expected to decrease in future.</p>																								
<p>Construction of new homes is</p>	<p>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</p>																								

nearly 30% below target.	planning system is seeking to ensure an improvement within the trajectory over the remaining 15 years of the plan period.														
875 lettings per annum (including transfers and exchanges)	The turnover rate of social housing stock (c11,300 homes) 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.														
55 (average) private sector tenancies have been delivered each year since 2006 via Homefinder Scheme.	<p>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.</p> <table border="1"> <thead> <tr> <th>Year</th> <th>Number of tenancies</th> </tr> </thead> <tbody> <tr> <td>06/07</td> <td>48</td> </tr> <tr> <td>07/08</td> <td>23</td> </tr> <tr> <td>08/09</td> <td>63</td> </tr> <tr> <td>09/10</td> <td>56</td> </tr> <tr> <td>10/11</td> <td>85</td> </tr> <tr> <td>Total</td> <td>275</td> </tr> </tbody> </table>	Year	Number of tenancies	06/07	48	07/08	23	08/09	63	09/10	56	10/11	85	Total	275
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	Affordable Rent Tenancies (ART)														
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.	<p>The Affordable Rent Tenancy was originally introduced by the Coalition Government as part of the October 2010 Spending Review. It will provide an offer which is more diverse for a range of people accessing social housing, providing alternatives to traditional social rent.</p> <p>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 supported by £1.8bn grant funding.</p> <p>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.</p>														
The impact will be a transfer away from social rent to higher intermediate rent.	<p>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:</p> <p>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.</p> <p>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 nationally. There will, in fact, be a transfer away from social rent to higher intermediate rent."</p>														

ART is a means to deliver more homes.	Rental income generated by Affordable Rent Tenancies (ART) is a means of contributing to the target delivery of new homes. ART rents can be set at up to 80% of market rents.								
Registered providers can deliver ART provided they have an investment contract or Short Form Agreement.	<p>Originally ART was only available to registered providers that held an investment contract with the Homes and Communities Agency. In July 2011 guidance was issued by the (former) Tenant Services Authority and Homes and Communities Agency on arrangements that would allow registered providers without Homes and Communities Agency contracts to deliver ART. It requires registered providers to enter into a Short Form Agreement (SFA). The SFA does not allow relet vacancies to convert from social rented to ART.</p> <p>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.</p>								
HCA contracts permit a restricted number of relet conversions to ART.	<p>The HCA contracts are specific in terms of grant funding allocation to the out-turn of new homes that will be ART or Low Cost Home Ownership. 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 for Curo (formerly Somer Housing Group):</p> <table border="1" data-bbox="496 1160 1230 1234"> <thead> <tr> <th>HCA allocation</th> <th>New ART</th> <th>New LCHO</th> <th>Conversions</th> </tr> </thead> <tbody> <tr> <td>£10m</td> <td>234</td> <td>113</td> <td>130 pa</td> </tr> </tbody> </table> <p>Curo 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.</p>	HCA allocation	New ART	New LCHO	Conversions	£10m	234	113	130 pa
HCA allocation	New ART	New LCHO	Conversions						
£10m	234	113	130 pa						
	Affordability of ART								
80% market rent is significantly higher than average social housing target rent of 60%.	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.								
Development of family housing generates more	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:								

value as ART	<table border="0"> <tr> <td>Dwelling type</td> <td>Cost difference social rent over ART</td> </tr> <tr> <td>Bedsit/Studio</td> <td>£25,710</td> </tr> <tr> <td>One bed flat</td> <td>£16,090</td> </tr> <tr> <td>Two bed flat</td> <td>£7,480</td> </tr> <tr> <td>Two bed house</td> <td>- £3,010</td> </tr> <tr> <td>Three bed house</td> <td>- £8,640</td> </tr> <tr> <td>Four bed house</td> <td>- £24,240</td> </tr> </table> <p>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 creates concern over affordability.</p>	Dwelling type	Cost difference social rent over ART	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
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Households with average or below average incomes will not be able to afford ART family housing without Housing Benefit.	<p>The ARK report⁶ on the impact of ART considered how affordable market rents are. Evidence was assembled 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:</p> <table border="0"> <tr> <td>Accommodation type</td> <td>Min Household Annual Income</td> </tr> <tr> <td>Bedsit/studios</td> <td>£23,100</td> </tr> <tr> <td>One bed flat</td> <td>£26,360</td> </tr> <tr> <td>Two bed flat</td> <td>£31,360</td> </tr> <tr> <td>Two bed house</td> <td>£35,120</td> </tr> <tr> <td>Three bed house</td> <td>£39,800</td> </tr> <tr> <td>Four bed house</td> <td>£47,640</td> </tr> </table> <p>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.</p>	Accommodation type	Min Household Annual Income	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
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Typical market rents in B&NES, including family housing are generally at or below LHA.	<p>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.</p> <p>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.</p> <p>Typical market rents were generally at or below LHA with the exception of Bath City</p>														

⁶ Commissioned research by ARK Consultancy “The Impact of Affordable Rents...” (July 2011).

	North area. The availability of Housing Benefit in respect of most private sector rents has been significant to the success of the Council's Homefinders Scheme (referred to above).
ART is likely to be affordable for non-working households and those on low incomes	The Local Housing Allowance (LHA) provides the rent ceiling upon which Housing Benefit is paid. In this area, typical market rents are generally at or below LHA and ART lettings are therefore likely to be affordable to people claiming Housing Benefit.

DRAFT

Tables and Data

Tables 1-7 Internally held management data for Homesearch, lettings and affordable housing stock

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
TOTAL	4214	5471	5811	5434	6990	8800	10344

Table 2 – Analysis of general need social rented stock and demand

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

Table 3 - Properties let in the last 3¹ years

		General Needs		Sheltered		Total	
		No	%	No	%	%	
2008	1 Bed & studio	150	40.2	134	94.37	55.53	286
2008	2 Bed	161	43.	8	5.63	32.82	169
2008	3 Bed	52	13.	0		10.10	52
2008	4 Bed	10	2.6	0		1.94	10
2008	Total Housed in 2008	373		142			515
		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
2009	Total of Housed in 2009	404		126			530

		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
2010	Total of Housed in 2010	487		138			625
		77.92%		22.08%			

Table 4 – Housing Register (Equalities)

Equality Monitoring year ending 31 March 2011			
Applicants	10344		
Gender	Male	4279	41.37%
	Female	6065	58.63%
	TOTAL	10344	100.00%
Age	Less than 60	8649	83.61%
	Over 60	1695	16.39%
	TOTAL	10344	100.00%
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%
	TOTAL	10344	100.00%
Disability	Consider themselves disabled	1492	14.42%
	Do not consider themselves disabled	8852	85.58%
	TOTAL	10344	100.00%
	Heterosexual Straight	8211	79.38%
	Gay/Lesbian	139	1.34%
Sexuality	Bisexual	80	0.77%
	Prefer not to say/unavailable	1914	18.50%
	TOTAL	10344	100.00%
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%
	TOTAL	10344	100.00%

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	
		GN	SH	T/T	GN		SH		T/T			
	%	No	%	No	%	No	%	No	%	No	%	Bids:Lets
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

Published Local Housing Allowances for Bath (Broad Rental Market Area) at March 2011
Extracts from Ark Report for 6 local housing zone areas

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	
2 Bed House	£181.15	£166.92	£160.38	£81.33	n/a	£116.94	£96.13
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	RP Social Rent - average across all N.S stock			
				RP1	RP2	RP3	RP4

			2011				
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	RP Social Rent - average across all stock			
				RP1	RP2	RP3	RP4

			2011				
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

APPENDIX 2

SUMMARY OF REGISTERED PROVIDER TENANCY POLICIES

This table provides an outline of Registered Provider Tenancy Policy (as provided August 2012) and lists RPs in order of the size of their general need tenancy portfolio. Full Tenancy Policies can be accessed by contacting the RPs directly.

RP	Flexible Tenancies	ART
Curo	<p>Standard form of tenancy will be a 6 year fixed term tenancy, which will include a probationary first year ("starter tenancy").</p> <p>8-10 years where there is an educational need.</p> <p>Life tenancies for elderly and disabled.</p>	<p>4+ beds not included in ART. Sheltered included but not when supported. Non affordable to not be included.</p> <p>Applies to conversions and all new homes</p>
Knightstone (+Western Challenge)	<p>Standard form of tenancy will be a 6 year fixed term tenancy, which will include a probationary first year ("starter tenancy").</p> <p>Life tenancies for elderly and disabled.</p>	<p>1 in 3 re-lets will be ART. All properties likely to be included in ART.</p>
Guinness	Lifetime tenancies for all stock including ART	<p>80% rent on most ART Exclusions apply to transfers, sheltered and supported and some conversions (eg adapted properties)</p>
Sovereign		<p>Will only be using ART in high demand areas. 80% market rent</p> <p>On new homes and some conversions</p>
Sanctuary		<p>Conversions to ART apply Sheltered and supported excluded</p>
Flourish / Aster		ART on all new tenancies and all re-lets.
English RHA	<p>fixed term tenancies for a period of 20 years a 'Generational Tenancy'.</p> <p>general opinion seems to be that longer tenancies better suit English Rural's objectives of sustaining rural communities. to support households and offer security of tenure particularly for families whilst children are within the education system.</p> <p>to facilitate increased movement within social housing and to act as an incentive for households able to secure accommodation within the private sector</p>	<p>convert all relets to the new model of tenancy and to charge a level of rent that is (85-90%) less than the Local Housing Allowance</p>