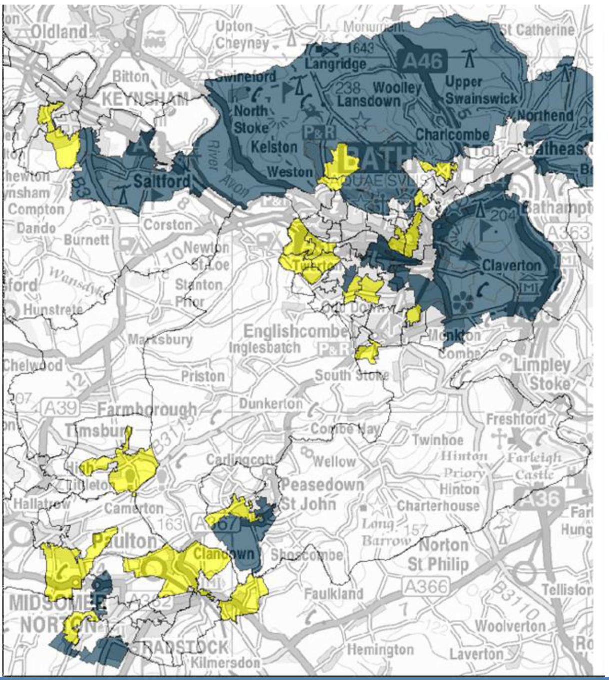
Appendix 2

Summary of key facts

Number	%	increase since 2001	
176,000		7,000 (4%)	TOTAL POPULATION
		23%	Very old (aged 85+)
	17%		Population aged 15-24 (compared to 13% nationally)
	9%		Black and Minority ethnicity (compared to 13% BME homeless acceptances)
20,000			People using advice and information commissioned services every year
73,500			TOTAL HOUSEHOLDS
49,400	67%		Owner occupied
12,500	17%	4%	Private rented
10,600	14%	0%	Social rented
3,000	4%		Households on Social Housing Register
	61%		Family sized 2 or 3+ bed Social Housing Lettings average per year
	90%		Working Age Households on Social Housing Register
	50%		Social Rented Sector Tenants of retirement age (compared to 31% nationally)
7,000	66%		Housing Benefit Recipients in Social Rented Sector (Claims) (compared to 24% in Private Rented Sector)
367			HOUSEHOLDS PREVENTED FROM HOMELESS Council Prevention Service average per year
90			TOTAL HOMELESS HOUSEHOLDS Statutory Duty Acceptances average per year
16			Homeless Households placed in B&B (4 staying for longer than 6 weeks) average per year
	77%		Homeless because leaving the home of parents/relatives or friends, leaving a private tenancy, leaving home because of violence or harassment.
	59%		Homeless have a priority need because of dependent children or being pregnant.

<table>
<tr><th>PEOPLE</th><th>Source</th></tr>
<tr><td>Population
Total population 176,000 of which 6,000 live in a communal establishment.
The total population has increased by 7,000 since 2001
All usual residents aged 16 and over 146,439
The population has increased by 4% since 2001. There is a large student age population (17% of the population is aged 15-24 compared to 13% in England and Wales).
The age and sex profile remains largely consistent over time and is in line with national and regional levels.
The population is getting older, with increases in the 40-49, 60-69 and 80+ age ranges matched by a reduction in the 30-39 age ranges. The most elderly age range (85+) has increased by 23% 2001 (900). The proportion of people aged 75-90+ is higher in B&NES than in the South West or nationally.</td><td>ONS Census 2011</td></tr>
<tr><td>Households
Total households 73,515
Average household size 2.3 persons</td><td>ONS Census 2011</td></tr>
<tr><td>Ethnicity
The BME population has low rates of Gypsy and Irish Traveller and high rates of Chinese compared to south west and national populations.
<table><tr><td>B&NES
White 91%
Mixed 1.6%
Asian 2.6%
Black 0.8%
Other 0.4%</td><td>National
White 84.6%
Mixed 2.2%
Asian 7.5%
Black 3.4%
Other 1%</td></tr></table></td><td>ONS Census 2011</td></tr>
<tr><td>Unemployment
39% of working age population is economically inactive.</td><td>ONS Census 2011</td></tr>
<tr><td>Age of tenants in social housing
Curo tenants (the largest social landlord in B&NES) have an older age profile than nationally - 50% are retirement age or older compared to 31% of social housing tenants nationally.</td><td>Curo 2013</td></tr>
<tr><td>Income of Social Housing Tenants
The median gross income for households (nationally) in social housing in 2007/08 was £10,900, compared with £23,320 for households across all tenures.</td><td>Communities and Local Government. Survey of English Housing, Preliminary Report: 2009.</td></tr>
<tr><td>Unemployment in social housing
Rates of unemployment are high amongst social housing tenants:
Nationally, 60 per cent of social housing tenants are economically inactive (31 per cent are retired and 29 per cent are otherwise economically inactive).</td><td>Communities and Local Government. Survey of English Housing, Preliminary Report: 2009.</td></tr>
<tr><td>Housing Benefit in social housing
62% of Curo tenants are in receipt of full or part Housing Benefit.</td><td>Curo 2013</td></tr>
</table>

Benefits The number of households on low incomes in the private rented sector continues to increase, reflecting wider, national trends. 2680 (Oct 2009) to 3170 (May 2012) private rented sector housing benefit claims.	B&NES Strategic Housing Market Assessment 2013
Around 50% who claim incapacity benefit claimants claim for mental health issues. It is thought that around 893 individuals currently claiming employment support allowance/ incapacity benefit will be found ―fit to work and a further 386 placed in the ―Work Related Activity Group under the new Work Capability Assessment.	B&NES in-house analysis
Teenage pregnancy The conception rate in 15-17 year olds from Bath and North East Somerset is 16.2 in every 1,000 females. This is considerably lower than both the national rate of 30.7 and the regional rate of 27.3. It reflects a 44% reduction from the baseline figure of 29.	ONS Census 2011
NEET The West of England performs relatively well in terms of participation of 16 and 17 year olds in learning. In 2010, 97% of the area's 16 and 17 year olds were recorded as participating in education and training, a figure significantly above both the South West and the national average (both 91%). Within the West of England, Bristol (102%) and BANES (100%) recorded the largest proportion of young people as staying on in education and training. This may be due to a combination of: high staying on rates; a low estimate of the local population; and/or large numbers of independent school pupils being attributed to these areas (but not to the population estimate).	West of England Local Enterprise Partnership
Deprivation Overall, Bath and North East Somerset is one of the least deprived authorities in the country, ranking 49 out of 56 Unitary authorities. But there are marked geographical differences, for example between those least likely to suffer multiple deprivation (grey) and those most likely to suffer multiple deprivation (yellow). 	B&NES Joint Strategic Needs Assessment 2013

Qualifications

ONS Census 2011

Usual residents aged 16 and over with no qualifications 25,140 (17%) compared to England (22%)

Economic prospects %

ONS Census 2011

		B&NES	South West	England
			Region	Country
Worklessness: Economic Activity	Economic Activity Rate; Aged 16-64 (Males); 16-59 (Females)	78.4	78.4	76.5
Worklessness: Economic Activity	Employment Rate; Aged 16-64 (Males); 16-59 (Females)	73.6	73.4	70.5
Worklessness: Economic Activity	Unemployment Rate; Aged 16-64 (Males); 16-59 (Females)	6.1	6.4	7.9
Benefits Data Indicators: Working Age Client Group	All People of Working Age Claiming a Key Benefit	9	13	15
Benefits Data Indicators: Working Age Client Group	Jobseeker's Allowance Claimants	2	2	4
Benefits Data Indicators: Working Age Client Group	Incapacity Benefits Claimants	5	6	7
Personal Insolvency Statistics	New Personal Insolvencies	23.9	30.4	26.7

<table>
<tr><th>HOUSING</th><th>Source</th></tr>
<tr><td>**Tenure**
The dominant form of housing tenure continues to be owner occupation (67%), although the private rented sector has grown significantly across the last decade (up +4.4% since 2001).
Owner occupied 66.7% (49,436)
Social rented 14.4% (10,614)
Private rented 17% (12,447)</td><td>ONS Census 2011</td></tr>
<tr><td>**Empty Homes**
238 dwellings vacant for up to 12 months (2008)
650 long term vacant dwellings (2008)</td><td>ONS Census 2011</td></tr>
<tr><td>**House prices**
House prices effectively doubled between 2001-2012. Prices have been rising since 2011 and are currently outperforming national trends.</td><td>B&NES DRAFT Strategic Housing Market Assessment 2013</td></tr>
<tr><td>**Affordability**
Affordability declined 2003-2007 but then improved to 2009. More recently, affordability has declined again and (in 2012) is almost back to the peak of the market in 2007.</td><td>B&NES DRAFT Strategic Housing Market Assessment 2013</td></tr>
<tr><td>**Rents Local Housing Allowance Rates April 2013**
<table>
<tr><th>LHA room category</th><th colspan="2">BRMA</th></tr>
<tr><td></td><td>Bath</td><td>Bristol</td></tr>
<tr><td>**Shared accommodation**</td><td>£71.54</td><td>£66.04</td></tr>
<tr><td>**1 bedroom**</td><td>£129.23</td><td>£115.38</td></tr>
<tr><td>**2 bedrooms**</td><td>£159.20</td><td>£144.23</td></tr>
<tr><td>**3 bedrooms**</td><td>£183.46</td><td>£167.31</td></tr>
<tr><td>**4 bedrooms**</td><td>£286.15</td><td>£224.05</td></tr>
</table>
</td><td>B&NES Council Revenues and Benefits 2013</td></tr>
<tr><td>**Student accommodation**
The policy framework enables the growth of on campus and in-city teaching and research space and also the provision for additional on-campus student bed spaces, enabling growth in the overall number of students. This approach seeks to limit future losses of (private sector) family accommodation to student housing.</td><td>B&NES Core Strategy Proposed Changes 2013</td></tr>
<tr><td>**Housing Benefit**
Housing Benefit Recipients in Social Rented Sector (Claims) 7,220
Housing Benefit Recipients in Private Rented Sector (Claims) 2,970</td><td>ONS Census 2011</td></tr>
<tr><td>**Benefit Reform**
The potential impact of Benefit Reform on the Private Rented Sector is currently unknown. Potentially, there could be reduced household formation rates which may reduce the number of households seeking affordable housing. However, some changes in the LHA could see formation rates rise.
The supply of private rented dwellings may change significantly, especially for households on lower incomes.
The total number of housing benefit claimants in the private rented sector is unlikely to fall, but their locations will change to lower priced areas.
Alternatively, where landlords do not accept the lower rents, more properties may return to</td><td>B&NES DRAFT Strategic Housing Market Assessment 2013</td></tr>
</table>

'pure' market housing and out of reach to households on Housing Benefit.
Local authorities may be pressed to find housing solutions for increasing demand from households who cannot resolve their own needs - homelessness presentations and overcrowding may also rise further.

Discretionary Housing Payments
Applicants who receive housing or council tax benefit that does not cover the whole of their rent or council tax bill can apply for a Discretionary Housing Payment. A Discretionary Housing Payment is intended to be a short-term measure to help relieve poverty or difficult circumstances.

	DHP Government Contribution 2013/2014
Bath & North East Somerset	£243,479

B&NES Housing Revenues and Benefits

Possession Claims
Total annual Orders for Possession (landlord and mortgage) decreased by -19.6% (205) in 2010/11. Regionally they decreased by -9.8% and nationally they decreased by -10.2%. Annual mortgage claims for possession have increased by a 4% change from 2009/10 to 2010/11 all other claims and orders for possession have decreased.

Department for Communities and Local Government

Evictions from social housing
44 households have been evicted from Curo tenancies in the previous 3 years (April 2010-March 2013). All evictions have been on grounds of rent arrears. Last year, the rate of evictions from Curo tenancies doubled (22).

Curo 2013

Housing register
A new Allocations Scheme implemented in 2013 has reduced the number on the register to 3176 (May 2013) by rejecting applications from people with means to obtain market housing or who have no local connection. Need is greatest for one and two bedroom accommodation.

Bedroom need	Working Age	Sheltered	Total May 2013
1 bed	1456 (51%)	312	1768
2 bed	892 (31%)	9	901
3 bed	358(13%)		358
4 bed	109(4%)		109
5 bed	40(1%)		40
Total	2855	321	3176

B&NES Housing Services

Social housing stock
Affordable housing is effectively at a standstill position with limited net increase in stock. (14.4% is social rent which is almost the same as in 2001).

ONS Census 2011

Lettings
The table below shows lettings of social housing for 2009-2011. Overall numbers of lettings have been increasing every year and numbers of lettings to low income households (as seen by increasing number qualifying for housing benefits).

Department for Communities and Local Government CORE

The numbers of Assured Tenancies have been declining every year and conversely the numbers of starter/introductory tenancies have been increasing every year.

GENERAL NEEDS LETTINGS	2009	2010	2011
not statutory homeless	592	621	652
Statutory homeless (owed duty)	42	54	57
TOTAL	**634**	**675**	**709**
Number qualifying for housing benefits	396	443	486
Letting accommodation size			
1 bedroom	272	246	265
2 bedroom	245	302	317
3+ bedroom	117	127	127
Tenancy Type			
Assured	197	188	153
Other/Secure	6	2	6
Starter/Introductory	431	485	550

Housing need – Gypsies, Travellers and Travelling Showpeople

The Planning Policy Team is currently working on producing a Gypsies, Travellers and Travelling Showpeople Site Allocations Development Plan Document (DPD). This will allocate land suitable for development as Gypsy, Traveller or Travelling Showpeople sites in accordance with our local evidence base.

B&NES Gypsies, Travellers and Travelling Showpeople Site Allocations DPD 2013

New homes

Addendums 1a and 1b of the BANES SHMA set out the objectively assessed need for housing. A range of outputs are presented to illustrate the sensitivity of the results to the assumptions that are made.

B&NES Strategic Housing Market Assessment 2013 (Addendums 1a and 1b)

The Proposed Changes to the BANES Core Strategy seek to deliver 12,700 homes between 2011 and 2029. Of these 3,100 will be social rented/intermediate. The Core Strategy is currently in a process of public examination and therefore these figures do not yet form part of the adopted Development Plan for BANES.

B&NES Core Strategy Proposed Changes 2013

New affordable homes

The Core Strategy seeks to secure at least an average of 30-40% of all large housing sites for affordable housing, subject to location in the district. A policy is included aimed at ensuring that new residential development provides a range of housing types and needs, to help support mixed and inclusive communities and to respond to demographic change.

B&NES Core Strategy Proposed Changes 2013

PREVENTION

Use of B&B

Over the last 3 years an average of 4 families and 12 single people have been placed in B&B per annum. Of the single people an average of 4 young people have been placed in B&B per annum.

Over the last 3 years 13 households (2 families, 3 young people and 8 singles aged 25+) have spent longer than 6 weeks in B&B.

	2010/11		2011/12		2012/13	
	Households	Resident 6 weeks plus	Households	Resident 6 weeks plus	Households	Resident 6 weeks plus
Families in B&B	1	0	3	1	8	1
Singles in B&B (16 - 24)	5	1	4	1	3	1
Singles in B&B (25+)	9	1	6	3	9	4
TOTAL	**15**	**2**	**13**	**5**	**20**	**6**

B&NES Housing Services

Acceptances

Homelessness applications and acceptances have remained fairly consistent since 2010 locally, regionally and nationally. B&NES has a higher acceptance rate (57.1%) than the South West (50.9%) and nationally (44.9%). Some authorities count prevention cases as homeless applications and this may contribute to the difference in local and national rates.

The ethnicity of homeless acceptances is 87% white and 13% BME. (Rates of homelessness for BME groups are higher than in resident population).

Department for Communities and Local Government

Decisions

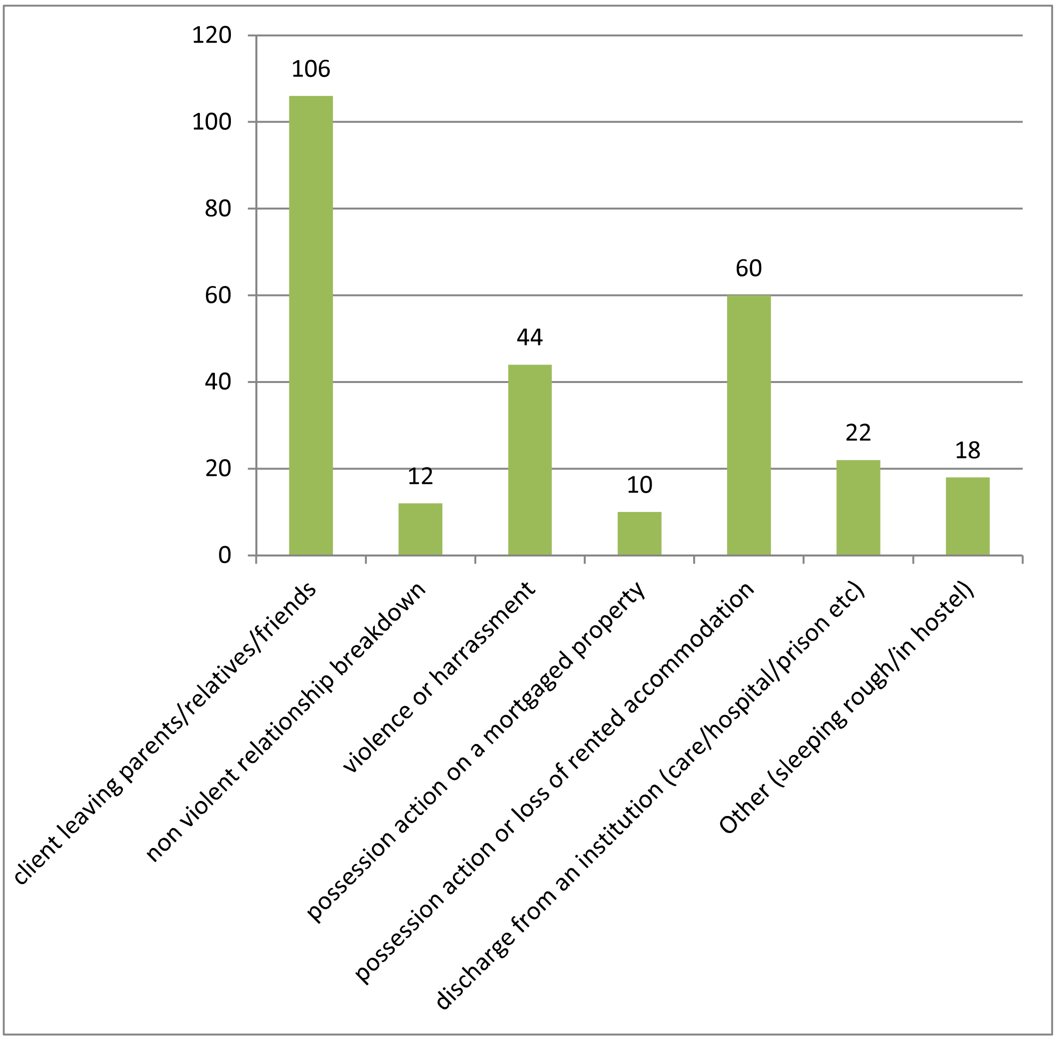
Over the last 3 years 60% of a total 451 homelessness applications were full duty acceptances, 9% were homeless but without priority need and 31% were either not homeless or other decision made.

Over the last 3 years 272 families and single people have been homeless with priority need which means the council must secure them settled accommodation. The main reasons for this type of homelessness is leaving the home of parents/relatives or friends, leaving a private tenancy and violence or harassment. They remain the same main reasons as found in the homeless review carried out in 2008.

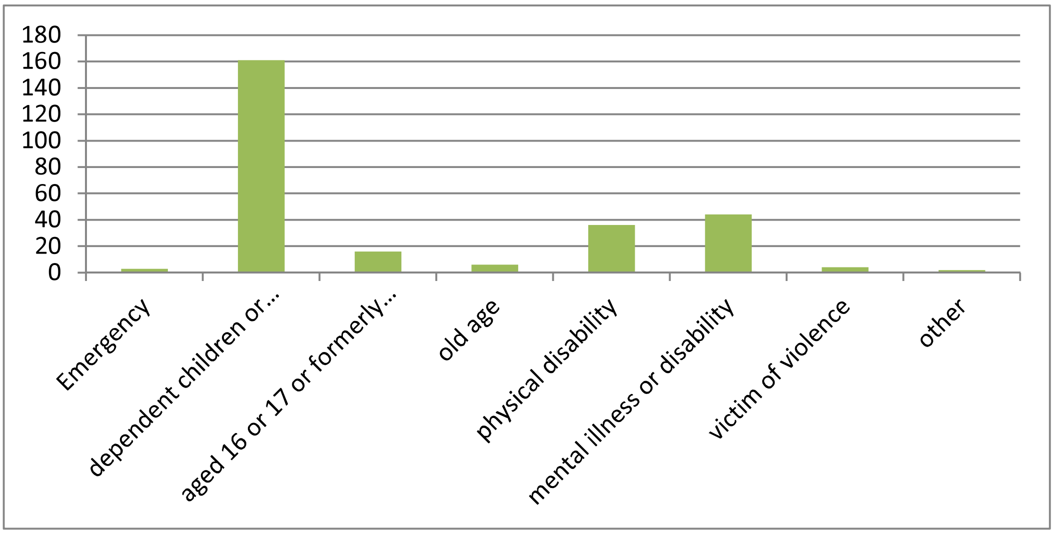
The main reasons for having a priority need are having dependent children or being pregnant, having a mental or physical disability and being a young person aged 16 or 17 or a care leaver.

Department for Communities and Local Government

Main reasons for homelessness April 2010 – March 2013



Main reasons for priority need April 2010 – March 2013



Prevention

Over the last 3 years 1105 families and single people have been given advice by the local authority that has meant they can stay in their home.

Access to Advice and Prevention Services has improved with agencies sharing use of One Stop Shop in Bath and area offices.

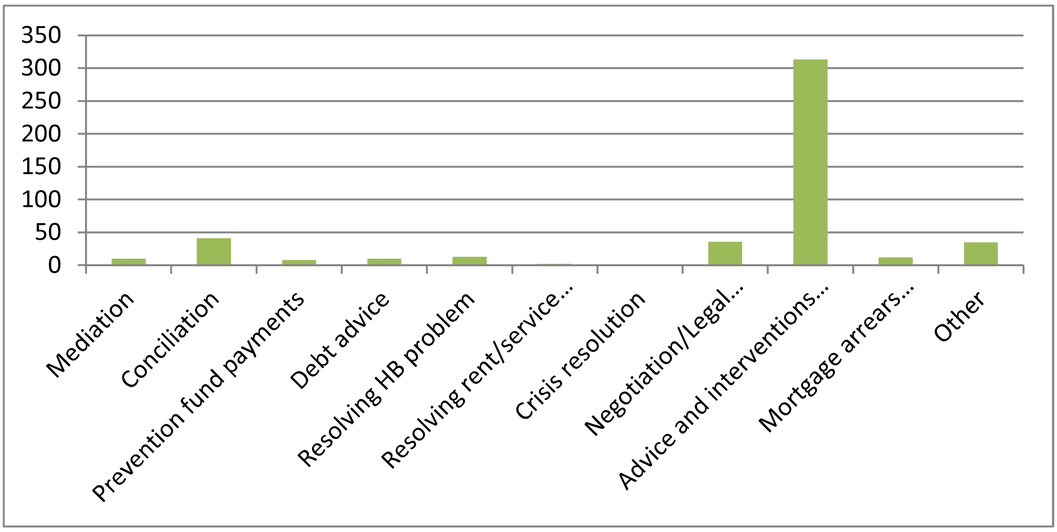
Housing Services have experienced an increase in demand for tenancy advice from students (validity of tenancy agreements/non return of deposits).

The main intervention used to prevent homelessness is advice that enables people to keep their private or social tenancy. Mediation and conciliation and debt and rent payment advice are other important factors.

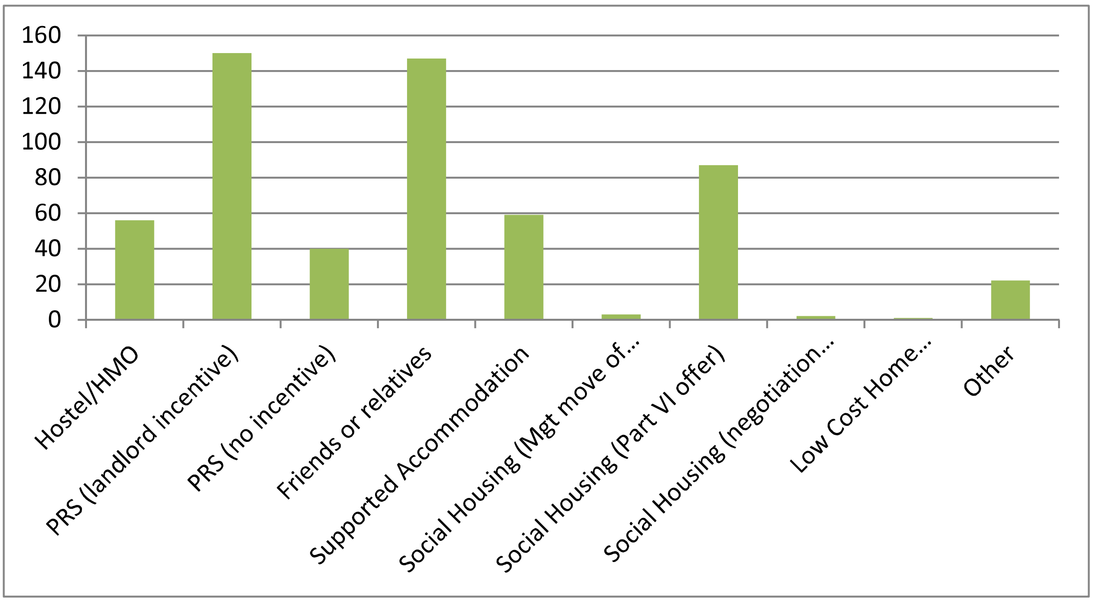
The main types of alternative accommodation secured by advice seekers are private rented using landlord incentive scheme, staying with friends or relatives and social housing or hostel.

Department for Communities and Local Government

Main homelessness prevention interventions April 2010 – March 2013



Main types of alternative accommodation secured April 2010 – March 2013



Department for Communities and Local Government

Private Sector Access Schemes (Homefinder and Pinboard)

The Homefinder Scheme has been operating since 2005. There are currently 164 ongoing tenancies created via the scheme (June 2013). Over the last 3 years an average of 69 private sector tenancies have been facilitated annually. The average tenancy length is 19 months (15 months on those that have ended, 24 on those that are still ongoing). 42 tenancies have continued for 3 years or more (10 tenancies have continued for 5 years).

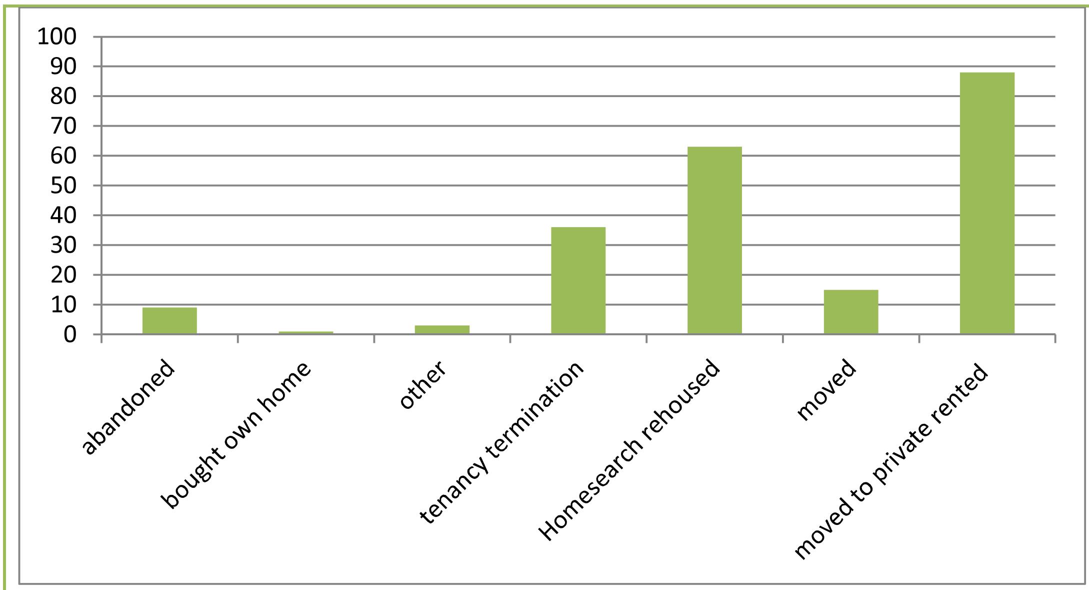
2012/2013 61 new tenancies
2011/2012 82 new tenancies
2010/2011 59 new tenancies

62% of ongoing tenancies accommodate families
37% of ongoing tenancies accommodate singles/couples with no dependents
1% of ongoing tenancies accommodate sharing singles/couples (non related)

80% of tenants leaving Homefinder Scheme tenancies moved on to private or social sector housing options.

Reasons for ending Homefinder Tenancy

B&NES Housing Services



The Pinboard Scheme is funded by the DWP Local Housing Allowance Transition fund (£10,000 year 2012/13 and £10,000 year 2013/14) and is managed by DHI.

Specifically targeted at single18 to 35 year olds entitled to the single room rate only, but open to over 35s as well, to allow a sensible mix of youth and maturity, and in order to promote/facilitate the use of shared houses, this project seeks to identify potential house sharers, bring them together, vet them and introduce them to a “tenant matching” service to prepare them for and assist them with future tenancies.

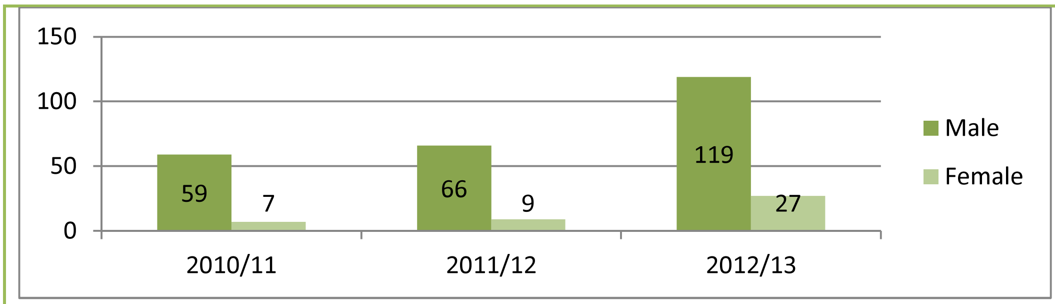
SUMMARY OF OUTCOMES FROM YEAR 1: APRIL 2012 TO APRIL 2013

Clients registered with the service	34
Clients housed	15
Through the project	9
Elsewhere	6
Clients assessed and currently undergoing matching	16
Clients disengaged, assessed not suitable, or awaiting assessment/matching	18

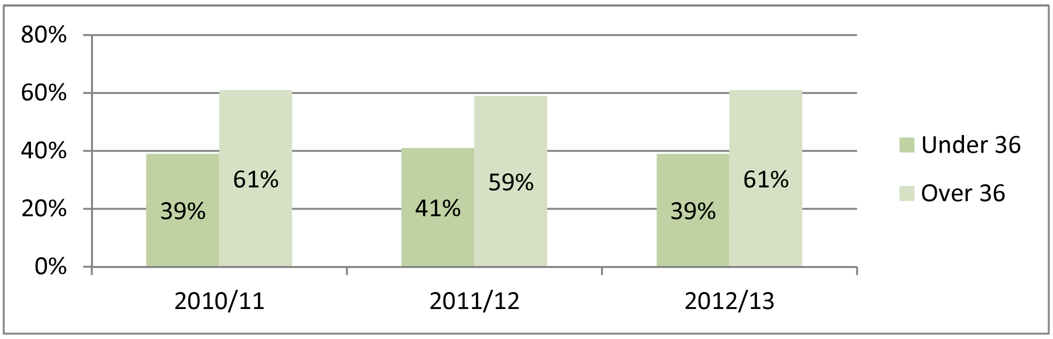
Rough sleepers
22 rough sleepers (B&NES Rough Sleeper Count 2012)
Numbers have increased by 25% because of new national approach to counting. (Instead of counting the number of people sleeping rough on a single night and using limiting definitions, the new approach is to count on the basis of informed data from rough sleeper outreach services.)

The total number of people and of women using B&NES Nightshelter is increasing every year

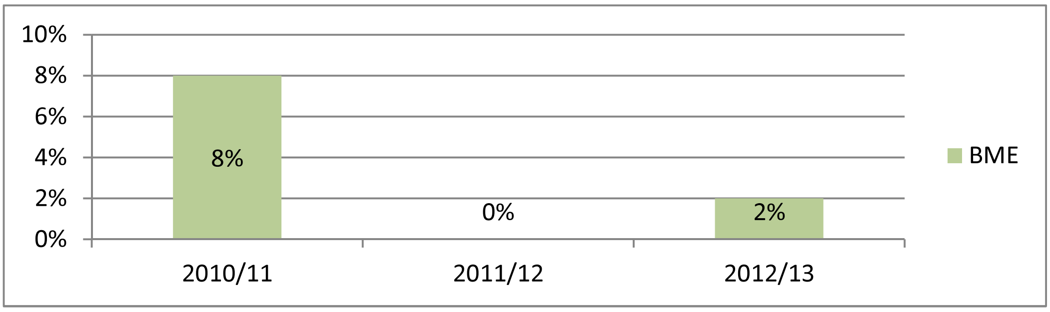
B&NES Supporting People



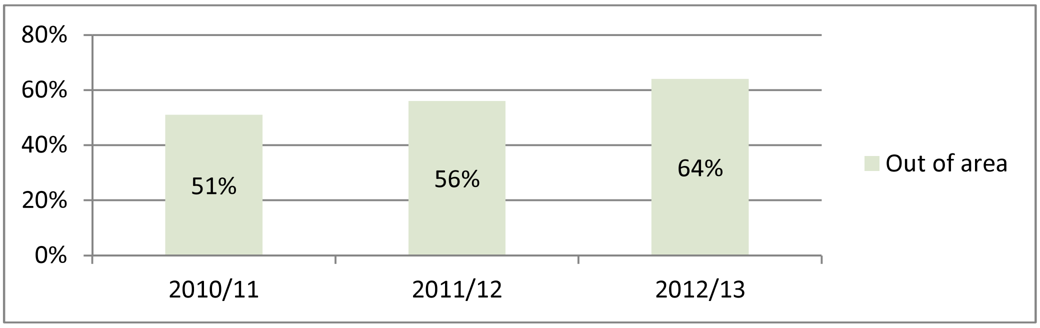
The age distribution of service users is consistent, around 60% are aged 36+



The proportion of BME users is in line with resident population.



More than half of service users are out of area and the percentage of out of area service users is increasing every year



SUPPORT

Advice and information commissioned services

17 providers are commissioned to prevent homelessness through provision of advice and information services for debt/benefits, tenancy sustainment and finding safe accommodation.

More than 20, 000 people used the services in 2012/13.

Demand is high and long waiting lists and lack of transport to office locations mean that some people have difficulty accessing services.

B&NES Supporting People

Supported housing projects

There are 243 accommodation based supported housing units funded by the Council through government grants (£1.4 million spend 2012/13).

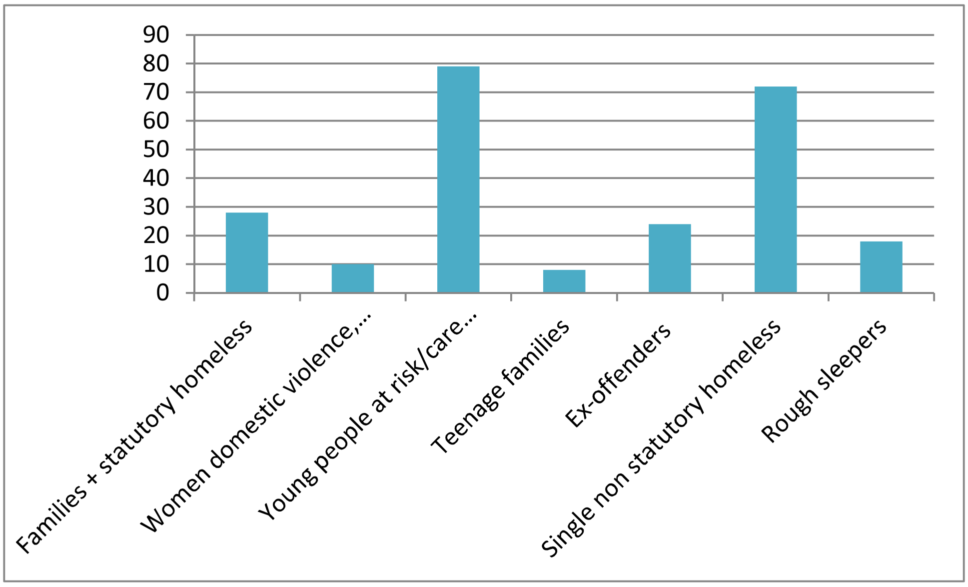
In summary there is provision for 38 families, 118 singles/couples with no dependents, 87 young people and young families.

Access to accommodation based services is via the Gateway which provides a single point where service users can apply for a wide range of support services to help them live independently, or prevent homelessness.

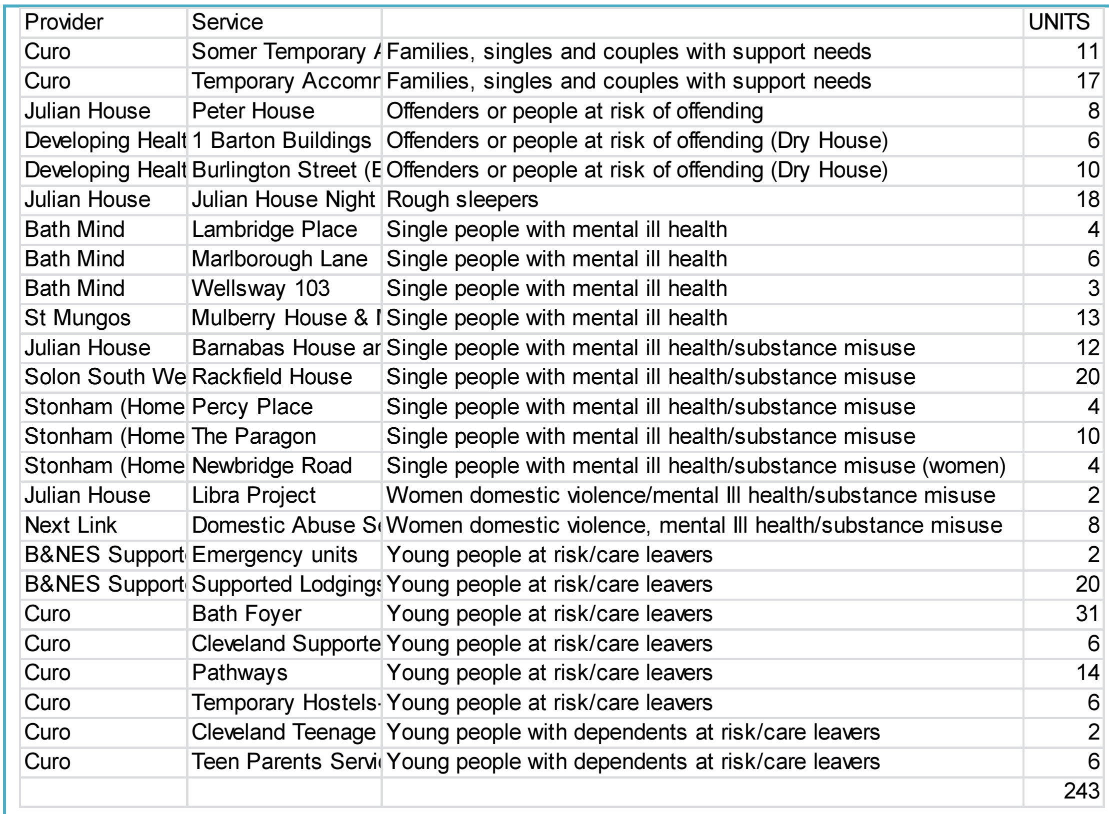
Demand for Supported Housing is high and there is a waiting list (132 June 2013). Demand from young people is increasing.

Service users with high needs/risks have difficulty accessing accommodation based services.

Supported Housing for Homeless People by Client Group



B&NES Supporting People



Provider	Service		UNITS
Curo	Somer Temporary	Families, singles and couples with support needs	11
Curo	Temporary Accomr	Families, singles and couples with support needs	17
Julian House	Peter House	Offenders or people at risk of offending	8
Developing Healt	1 Barton Buildings	Offenders or people at risk of offending (Dry House)	6
Developing Healt	Burlington Street (E	Offenders or people at risk of offending (Dry House)	10
Julian House	Julian House Night	Rough sleepers	18
Bath Mind	Lambridge Place	Single people with mental ill health	4
Bath Mind	Marlborough Lane	Single people with mental ill health	6
Bath Mind	Wellsway 103	Single people with mental ill health	3
St Mungos	Mulberry House & I	Single people with mental ill health	13
Julian House	Barnabas House ar	Single people with mental ill health/substance misuse	12
Solon South We	Rackfield House	Single people with mental ill health/substance misuse	20
Stonham (Home	Percy Place	Single people with mental ill health/substance misuse	4
Stonham (Home	The Paragon	Single people with mental ill health/substance misuse	10
Stonham (Home	Newbridge Road	Single people with mental ill health/substance misuse (women)	4
Julian House	Libra Project	Women domestic violence/mental Ill health/substance misuse	2
Next Link	Domestic Abuse S	Women domestic violence, mental Ill health/substance misuse	8
B&NES Support	Emergency units	Young people at risk/care leavers	2
B&NES Support	Supported Lodging	Young people at risk/care leavers	20
Curo	Bath Foyer	Young people at risk/care leavers	31
Curo	Cleveland Supporte	Young people at risk/care leavers	6
Curo	Pathways	Young people at risk/care leavers	14
Curo	Temporary Hostels-	Young people at risk/care leavers	6
Curo	Cleveland Teenage	Young people with dependents at risk/care leavers	2
Curo	Teen Parents Servi	Young people with dependents at risk/care leavers	6
			243

Floating support

New Floating Support contracts are commissioned for total hours provided at any one time (allowing more flexibility for the service).

B&NES Supporting People

Provider	Service	Client group	HOURS
Curo	Mediation Service	Young people at risk of homelessness	42
Developing Health & Independence	REACH	Families, Ex offender or People at risk of offending, with Drug / Alcohol Problems, Rough Sleeper, Young people at risk/ leaving care, Single Homeless with Support Needs	246
Next Link Domestic Abuse Services	Next Link	Domestic Violence	35.75
Rethink	Rethink	People with mental ill health/ dual diagnosis	67.5
Second Step Housing Association	Second Step	People with mental ill health/ dual diagnosis	90