

## **WEST DUNBARTONSHIRE COUNCIL**

### **Report by the Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services)**

**Social Justice Committee: 17 January 2007**

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**Subject: Statistical Information: Waiting List, Voids, Lets and Homeless**

#### **1. Purpose**

- 1.1** This report provides the Committee with statistical information in relation to the waiting list for West Dunbartonshire Council (WDC) houses, the reasons for termination of tenancies and the void and lets position as at 30 November 2006.

#### **2. Background**

- 2.1** Appendix 1 provides the breakdown of the number of applicants on the waiting list for WDC houses, their present circumstances and information on the two types of applicants on the WDC waiting list.
- 2.2** Appendix 2 provides a breakdown of the voids at 30 November 2006 by Ward.
- 2.3** Appendix 3 provides the breakdown of the reasons for tenants terminating their tenancy and the category of these void properties. The information provided is at 30 November 2006 and takes account of all new tenancy terminations since 1 April 2006 with comparative data for the same period in the previous year.
- 2.4** Appendix 4 provides breakdown of the quarterly lets by type with comparative data for the same period in the previous year.
- 2.5** Appendix 5 provides information on the number of households which applied to the Council as being homeless, or threatened with homelessness, between 1 April 2006 and 30 November 2006, information on numbers permanently re-housed, information on the use of temporary accommodation and information on requests for assistance from our Out of Hours service.

#### **3. Main Issues**

- 3.1** The total number of applicants on the waiting list has risen by 436 in comparison with the figures for 2005. As work continues on the rolling review of applicants on the waiting list, there will continue to be fluctuations in the comparative rise and fall of applicants on the waiting list.

- 3.2** Since the last report to Committee there has been no real change in the breakdown of applicants who do not have secure accommodation of their own (i.e. living with parents, no fixed abode, living with others, lodgers and sub-tenants etc). They still make up 63% of the total. Owner-occupiers account for 20% of all registrations. The final group of applicants is made up of current tenants of housing associations, both within and outside the WDC area, and they account for 17% of the total registration waiting list.
- 3.3** A breakdown of the current voids in each Ward is shown at Appendix 2 and this is a snapshot figure as at 30 November 2006. This is not an indication of performance, as the void position is constantly moving. There have been 843 tenancy terminations since 1 April 2006. The lost rent due to voids has reduced to 5.65% for the 2nd quarter of 2006/2007.
- 3.4** Appendix 3 shows that 47% of terminations are not planned and do not provide the normal notice period. The death of a tenant and the repossession of a property as abandoned are the main reasons for non-planned terminations. Transfers within WDC and to other social rented housing within the area are considered as providing normal notice.
- 3.5** Appendix 4 provides the quarterly lets comparison for the last year and shows that, with the exception of the last quarter, there has been a steady rise in the overall number of lets each quarter since July 2005. In the first two quarters of 2006/07 there has been an increase in the number and percentage of houses let to registration applicants. In the same period there is a slight decrease in the percentage and number of lets to homeless applicants although the overall number of lets to homeless applicants is still higher than it was for the same period last year. There has been a slight decrease in lets to transfer applicants in the last two quarters. However the actual number of lets to transfer applicants has increased in comparison to last year. An increase in the number of lets to transfers applicants results in an increase in the void properties being created.
- 3.6** The six tables contained at Appendix 5 provide the Committee with an overview of homeless presentations over the period 1 April 2006 to 30 November 2006. Figures covering the same period last year are given in brackets, where appropriate.
- 3.7** Homeless applications have increased by 7.8% in the first eight (8) months of 2006/7 over the comparable figure for the same period last year. There is a continuing upward trend in presentations.

#### **4. Personnel Issues**

- 4.1** There are no personnel issues.

## **5. Financial Implications**

**5.1** There are no financial implications.

## **6. Conclusion**

**6.1** The report is essentially a statistical update for the Committee's information. It provides information on the number of applicants on the waiting list by type, a breakdown of the voids by Ward, reasons for terminations by void category, quarterly lets and an overview of homeless presentations.

## **7. Recommendation**

**7.1** The Committee is invited to note the contents of this report.

**Irving Hodgson**

**Acting Director of Housing, Regeneration and Environmental Services (Housing and Regeneration Services)**

**Date: 13 December 2006**

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**Wards Affected:** All

**Appendices:** Appendix 1 - Number of Applicants on Waiting List as at 30 November 2006 and Registration Applicants by Type

Appendix 2 - Breakdown of the voids by Ward at 30 November 2006

Appendix 3 - Terminations since April 2006 by reason and void category

Appendix 4 - Quarterly Lets Comparison Oct 2005 - Sept 2006

Appendix 5 - Overview of homeless presentations 1 July 2006 - 30 November 2006.

**Background Papers:** None

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**WAITING LIST INFORMATION**

**TABLE 1: NUMBER OF APPLICANTS ON WAITING LIST AS AT 30.11.06**

	Registrations	Transfer Applicants	TOTAL
<b>W.D.C</b>	5560 (5072)	1755 (1807)	7315 (6879)

Figures for the corresponding period in 2005/06 are shown in brackets for comparison.

Transfer Applicants are all current tenants of West Dunbartonshire Council houses. Registrations are all applicants who do not have a WDC tenancy at present but who may have their own accommodation (i.e. owner-occupiers, tenants of housing associations, other local authorities, private landlords, etc). The following table gives a breakdown of these applicants according to their present circumstances.

**TABLE 2: REGISTRATION APPLICANTS BY TYPE**

<b>Registration Type</b>	<b>Number</b>	<b>%</b>
Living with Parents	<b>1202</b>	<b>21.6%</b>
Owner Occupier	<b>1093</b>	<b>19.6%</b>
Housing Association in WDC area	<b>777</b>	<b>14.0%</b>
No Fixed Abode	<b>796</b>	<b>14.3%</b>
Living with Others	<b>359</b>	<b>6.5%</b>
Private Sector Landlord	<b>471</b>	<b>8.5%</b>
Lodger	<b>356</b>	<b>6.4%</b>
Other Local Authority	<b>177</b>	<b>3.2%</b>
Housing Association not in this area	<b>185</b>	<b>3.3%</b>
WDC Joint Tenant applying in own right	<b>49</b>	<b>0.9%</b>
Forces Applicant	<b>17</b>	<b>0.3%</b>
Tied Tenant outside WDC area	<b>13</b>	<b>0.2%</b>
Hostel, Refuge or Institution	<b>20</b>	<b>0.35%</b>
Licence HPU	<b>7</b>	<b>0.12%</b>
Caravan Dweller	<b>10</b>	<b>0.18%</b>
Tied Tenant in WDC area	<b>8</b>	<b>0.14%</b>
HM Prison	<b>11</b>	<b>0.2%</b>
Bed and Breakfast	<b>1</b>	<b>0.02%</b>
Sub-Tenant	<b>2</b>	<b>0.04%</b>
Ministry of Defence	<b>2</b>	<b>0.04%</b>
Homes Applicant	<b>4</b>	<b>0.07%</b>
<b>TOTAL</b>	<b>5560</b>	<b>100%</b>

**Breakdown of the voids by Ward as at 30.11.06.**

<b>COUNCILLOR</b>	<b>WARD</b>	<b>Voids 30/11/06</b>
BROGAN	1	99
CASEY	2	10
MACEIRA	3	69
A MACDONALD	4	10
WHITE	5	21
DEVINE	6	3
AGNEW	7	19
BOOTLAND	8	0
D MCALISTER	9	1
D MCDONALD	10	5
BLACK	11	3
L MCCOLL	12	2
MCNAIR	13	5
CALVERT	14	229
MCCALLUM	15	6
ROBERTSON	16	88
BOLLAN	17	8
MCLAUGHLIN	18	25
ROONEY	19	1
MCGREGOR	20	21
FLYNN	21	9
O'SULLIVAN	22	3
<b>TOTAL</b>		<b>637</b>



### Appendix 3

#### **Tenancy Terminations since Apr 2006 by reason and void category.**

<b>Termination Reason</b>	<b>Category 1 &amp; 2</b>	<b>Category 3 &amp; 4</b>	<b>Total</b>	<b>%</b>
Death of Tenant	<b>116</b> (118)	<b>18</b> (16)	<b>134</b> (134)	15.9%
Eviction	<b>4</b> (1)	<b>2</b> (0)	<b>6</b> (1)	0.7%
Hospital/Nursing Home	<b>36</b> (42)	<b>2</b> (2)	<b>38</b> (44)	4.5%
Left the WDC Area	<b>33</b> (27)	<b>27</b> (18)	<b>60</b> (45)	7.1%
No Forwarding Address	<b>36</b> (22)	<b>21</b> (31)	<b>57</b> (53)	6.8%
Normal Termination Notice	<b>96</b> (84)	<b>65</b> (50)	<b>161</b> (134)	19.1%
Re-housed By Housing Association	<b>38</b> (18)	<b>14</b> (5)	<b>52</b> (23)	6.2%
Repossession	<b>44</b> (40)	<b>55</b> (54)	<b>99</b> (94)	11.7%
WDC Transfer	<b>128</b> (86)	<b>109</b> (56)	<b>237</b> (142)	28.0%
<b>Total Terminations 01/04/06 to 30/11/06</b>	<b>530</b> (438)	<b>313</b> (232)	<b>843</b> (670)	<b>100%</b>

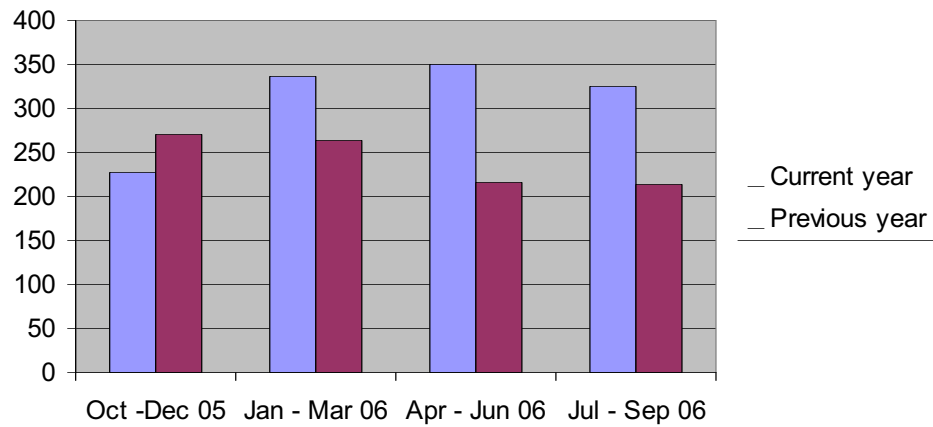
Figures for the corresponding period in 2005/06 are shown in brackets for comparison.

The categorisation of voids is in relation to demand with Category 1 and 2 being higher demand property types and category 3 and 4 low demand and potentially longer term voids.

## Quarterly Lets Comparison Oct 05 - Sep 2006

Period	Transfer		Transfer %		Registration		Registration %		Homeless		Homeless %		Total Lets (see chart)	
	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year	Current Year	Previous Year
Oct - Dec 05	37	42	16%	16%	77	101	34%	37%	114	128	50%	47%	228	271
Jan - Mar 06	76	34	22%	13%	95	67	29%	25%	165	162	49%	62%	336	263
Apr - Jun 06	67	41	19%	19%	129	64	37%	29%	154	112	44%	52%	350	217
Jul - Sep 06	66	51	20%	24%	134	50	41%	23%	126	113	39%	53%	326	214

Total Lets





## HOMELESS PERSONS 1 April 2006 - 30 November 2006

TABLE 1: NUMBER OF APPLICATIONS

Month	Area Office						TOTAL (2005/06 figures)			
	Clydebank		Vale of Leven		Dumbarton					
	Number	Priority *	Number	Priority *	Number	Priority *	Number		Priority*	
April	88	46	35	11	35	14	158	(187)	71	(67)
May	113	51	40	13	54	13	207	(186)	77	(113)
June	139	39	46	22	49	21	234	(189)	82	(69)
July	93	56	40	22	48	21	181	(165)	99	(77)
August	114	43	45	19	84	23	243	(187)	85	(95)
September	111	53	38	20	39	27	188	(201)	100	(100)
October	118	62	59	15	50	21	227	(211)	98	(107)
November	106	38	43	27	44	26	193	(187)	91	(109)
December										
January										
February										
March										
TOTAL										

\* Priority figures refer to decisions made in the reporting year 2005 / 06.

**TABLE 2: PERMANENT ACCOMMODATION PROVIDED: 1 April 2006 - 30 November 2006**

	Permanent Accommodation Provided to Homeless Households - Number of Each Type Provided								2005/06 Totals in ( )	
	Multi.	Tenement	Semi.	Terraced	Mais.	4-in-block	Duplex	Other	<b>TOTAL</b>	
<b>Clydebank</b>	72	116	0	3	26	20	41	2	<b>280</b>	(187)
<b>Dumbarton</b>	3	27	0	0	6	32	0	1	<b>69</b>	(91)
<b>Vale of Leven</b>	0	25	0	3	22	22	0	0	<b>72</b>	(83)
<b>TOTAL (2006/07)</b>	75	168	0	6	54	74	41	3	<b>421</b>	(361)

(Including 24 Housing Association Properties)

**TABLE 3 A: TEMPORARY FURNISHED ACCOMMODATION**

<b>TEMPORARY FURNISHED ACCOMMODATION - LENGTH OF STAY November 2006</b>							
Area Office	Average Length of stay during period	1 - 7 days	8 - 30 days	31 - 60 Days	61 - 90 Days	91 +	<b>Total</b>
<b>Clydebank</b>	99.8	16	24	21	17	52	<b>128</b>
<b>Dumbarton</b>	71.7	8	30	35	14	35	<b>119</b>
<b>Vale of Leven</b>	60.6	9	9	13	5	11	<b>47</b>
<b>Total</b>	82.2	<b>33</b>	63	69	36	93	<b>294</b>

**TABLE 3B: ANALYSIS OF TEMPORARY ACCOMMODATION PROVIDED - FURNISHED ACCOMMODATION - NEW CLIENTS**

<b>Month</b>	<b>Clydebank</b>		<b>Dumbarton</b>		<b>Alexandria</b>		<b>Total</b>	
	New Clients	c/f from last month	New Clients	c/f from last month	New Clients	c/f from last month	Total New Clients.	Total in Temp. Acc.in month
<b>April 06</b>	<b>22</b>	86	<b>24</b>	78	<b>4</b>	26	<b>50</b>	<b>240</b>
<b>May</b>	<b>28</b>	90	<b>28</b>	73	<b>1</b>	26	<b>57</b>	<b>246</b>
<b>June</b>	<b>36</b>	87	<b>36</b>	71	<b>6</b>	28	<b>78</b>	<b>264</b>
<b>July</b>	<b>21</b>	98	<b>21</b>	82	<b>7</b>	29	<b>49</b>	<b>258</b>
<b>August</b>	<b>33</b>	91	<b>39</b>	70	<b>15</b>	21	<b>87</b>	<b>269</b>
<b>September</b>	<b>37</b>	90	<b>41</b>	68	<b>7</b>	26	<b>85</b>	<b>269</b>
<b>October</b>	<b>26</b>	89	<b>48</b>	74	<b>19</b>	25	<b>93</b>	<b>281</b>
<b>November</b>	<b>37</b>	91	<b>30</b>	89	<b>17</b>	30	<b>84</b>	<b>294</b>
<b>December</b>								
<b>January</b>								
<b>February</b>								
<b>March</b>								
<b>TOTAL</b>								

**TABLE 3C: ANALYSIS OF TEMPORARY ACCOMMODATION PROVIDED - BED AND BREAKFAST**

<b>2006/2007 (2005/06 Figs.)</b>	<b>Number of Clients</b>		<b>Average Length of Stay</b>	
<b>April</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>
<b>May</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>
<b>June</b>	<b>0</b>	<b>(1)</b>	<b>0</b>	<b>(2)</b>
<b>July</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>
<b>August</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>
<b>September</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>
<b>October</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>
<b>November</b>	<b>0</b>	<b>(0)</b>	<b>0</b>	<b>(0)</b>
<b>December</b>		<b>(0)</b>		<b>(0)</b>
<b>January</b>		<b>(0)</b>		<b>(0)</b>
<b>February</b>		<b>(0)</b>		<b>(0)</b>
<b>March</b>		<b>(0)</b>		<b>(0)</b>

**TABLE 4A: ANALYSIS OF HOMELESS PERSONS - OUT OF HOURS EMERGENCY HOMELESS CONTACTS**

Month	Area Office			TOTAL
	Clydebank	Dumbarton	Vale of Leven	
<b>April 06</b>	<b>18(24)</b>	<b>7(18)</b>	<b>7(7)</b>	<b>32(49)</b>
<b>May</b>	<b>9(14)</b>	<b>20(25)</b>	<b>7(6)</b>	<b>36(45)</b>
<b>June</b>	<b>14(40)</b>	<b>20(23)</b>	<b>15(11)</b>	<b>49(74)</b>
<b>July</b>	<b>26(9)</b>	<b>19(17)</b>	<b>10(1)</b>	<b>55(27)</b>
<b>August</b>	<b>32(22)</b>	<b>18(14)</b>	<b>15(8)</b>	<b>65(44)</b>
<b>September</b>	<b>26(30)</b>	<b>20(16)</b>	<b>10(8)</b>	<b>56(54)</b>
<b>October</b>	<b>9(22)</b>	<b>7(25)</b>	<b>11(7)</b>	<b>27(54)</b>
<b>November</b>	<b>21(28)</b>	<b>26(31)</b>	<b>5(8)</b>	<b>52(67)</b>
<b>December</b>				
<b>January</b>				
<b>February</b>				
<b>March</b>				
<b>TOTAL</b> (2005/06 figures)	(257)	(262)	(100)	(610)