

WEST DUNBARTONSHIRE COUNCIL

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

Social Justice Committee: 14 March 2007

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 31 January 2007.

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 31 January 2007 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 31 January 2007 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 31 January 2007, 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 346 in comparison with the figures for 2006. 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 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). Previously they accounted for 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 31 January 2007. This is not an indication of performance, as the void position is constantly moving. There have been 1025 tenancy terminations since 1 April 2006. The lost rent due to voids has reduced to 5.4% for the 3rd 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 one quarter, there has been a steady rise in the overall number of lets each quarter. Each quarter 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 steady 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 also been a slight decrease in lets to transfer applicants in the same period. 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 31 January 2007. Figures covering the same period last year are given in brackets, where appropriate.
- 3.7** Homeless applications have increased by 7.2% in the first 10 months of 2006/7 over the comparable figure for the same period last year.

4. Personnel Issues

- 4.1** There are no personnel issues.

5. Financial Implications

5.1 There are no financial implications.

6. Risk Analysis

6.1 A risk assessment was not applicable to this report.

7. Conclusion

7.1 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.

8. Recommendation

8.1 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: 19 February 2007

Person to Contact: Margaret Caldwell, Manager of Housing Operations, telephone: 01389 737874

Appendices: Appendix 1 - Number of Applicants on Waiting List as at 31 January 2007 and Registration Applicants by Type
Appendix 2 - Breakdown of the voids by Ward at 31 January 2007
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 - 31 January 2007.

Background Papers: None

Wards Affected: All

Appendix 1

WAITING LIST INFORMATION

TABLE 1: NUMBER OF APPLICANTS ON WAITING LIST AS AT 31.1.07

	Registrations	Transfer Applicants	TOTAL
W.D.C	5617(5204)	1739(1806)	7356(7010)

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

Registration Type	Number	%
Living with Parents	1220	22.7%
Owner Occupier	1128	20.0%
Housing Association in WDC area	788	14.0%
No Fixed Abode	791	14.0%
Living with Others	357	6.3%
Private Sector Landlord	472	8.4%
Lodger	353	6.2%
Other Local Authority	180	3.2%
Housing Association not in this area	187	3.3%
WDC Joint Tenant applying in own right	47	0.8%
Forces Applicant	15	0.2%
Tied Tenant outside WDC area	13	0.2%
Hostel, Refuge or Institution	20	0.3%
Licence HPU	6	0.1%
Caravan Dweller	11	0.19%
Tied Tenant in WDC area	9	0.16%
HM Prison	9	0.16%
Bed and Breakfast	2	0.03%
Sub-Tenant	3	0.05%
Ministry of Defence	2	0.03%
Homes Applicant	4	0.07%
TOTAL	5617	100%

Breakdown of the voids by Ward as at 31.1.07

COUNCILLOR	WARD	Voids 31.1.07
BROGAN	1	113
CASEY	2	9
MACEIRA	3	72
A MACDONALD	4	17
WHITE	5	15
DEVINE	6	3
AGNEW	7	16
BOOTLAND	8	0
D MCALISTER	9	1
D MCDONALD	10	4
BLACK	11	2
L MCCOLL	12	3
MCNAIR	13	1
CALVERT	14	233
MCCALLUM	15	4
ROBERTSON	16	77
BOLLAN	17	12
MCLAUGHLIN	18	26
ROONEY	19	1
MCGREGOR	20	27
FLYNN	21	10
O'SULLIVAN	22	1
TOTAL		647

Appendix 3

Tenancy Terminations since April 2006 by reason and void category.

Termination Reason	Category 1 & 2	Category 3 & 4	Total	%
Death of Tenant	143 (148)	23 (19)	166 (167)	16.2%
Eviction	4 (1)	2 (0)	6 (1)	0.6%
Hospital/Nursing Home	42 (51)	2 (3)	44 (54)	4.3%
Left the WDC Area	48 (32)	30 (22)	78 (54)	7.6%
No Forwarding Address	44 (28)	29 (37)	73 (65)	7.1%
Normal Termination Notice	120 (90)	81 (54)	201 (144)	19.6%
Re-housed By Housing Association	45 (23)	15 (9)	60 (32)	5.9%
Repossession	49 (50)	68 (63)	117 (113)	11.4%
WDC Transfer	153 (101)	127 (68)	280 (169)	27.3%
Total Terminations 1/4/06 to 31/1/07	648 (524)	377 (275)	1025 (799)	100%

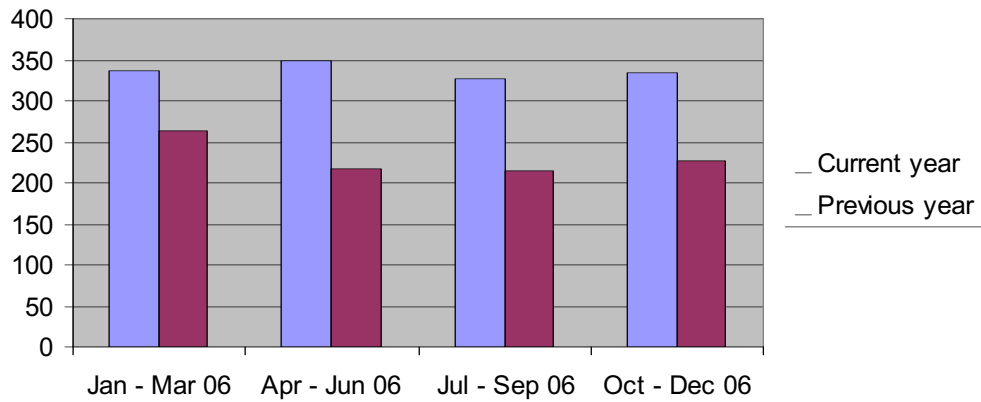
Figures for the corresponding period in 2005/06 are shown in brackets for comparison.

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 - Dec 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
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
Oct - Dec 06	57	37	17%	16%	154	77	46%	34%	124	114	37%	50%	334	228

Total Lets



HOMELESS PERSONS 1 April 2006 – 31 January 2007

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	77	41	35	15	49	9	161	(166)	65	(83)
January	102	39	47	19	59	19	208	(185)	77	(91)
February										
March										
TOTAL										

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

TABLE 2: PERMANENT ACCOMMODATION PROVIDED: 1 April 2006 - 31 January 2007

	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	TOTAL	
Clydebank	79	142	0	3	31	23	45	2	325	(244)
Dumbarton	3	36	0	0	8	38	0	1	86	(106)
Vale of Leven	0	30	0	3	26	24	0	2	85	(91)
TOTAL (2006/07)	82	208	0	6	65	85	45	5	496	(441)

(Including 88 Housing Association Properties)

TABLE 3 A: TEMPORARY FURNISHED ACCOMMODATION

TEMPORARY FURNISHED ACCOMMODATION - LENGTH OF STAY - January 2007							
Area Office	Average Length of stay during period	1 - 7 days	8 - 30 days	31 - 60 Days	61 - 90 Days	91 +	Total
Clydebank	109.6	8	25	18	19	52	122
Dumbarton	85.5	18	21	21	19	48	127
Vale of Leven	81.5	4	9	2	19	13	47
Total	94.8	30	55	41	57	113	296

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

	Clydebank		Dumbarton		Alexandria		Total	
Month	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
April 06	22	86	24	78	4	26	50	240
May	28	90	28	73	1	26	57	246
June	36	87	36	71	6	28	78	264
July	21	98	21	82	7	29	49	258
August	33	91	39	70	15	21	87	269
September	37	90	41	68	7	26	85	269
October	26	89	48	74	19	25	93	281
November	37	91	30	89	17	30	84	294
December	23	92	27	88	13	32	63	275
January	31	91	34	93	12	35	77	296
February								
March								
TOTAL								

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

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

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

Month	Area Office			TOTAL
	Clydebank	Dumbarton	Vale of Leven	
April 06	18(24)	7(18)	7(7)	32(49)
May	9(14)	20(25)	7(6)	36(45)
June	14(40)	20(23)	15(11)	49(74)
July	26(9)	19(17)	10(1)	55(27)
August	32(22)	18(14)	15(8)	65(44)
September	26(30)	20(16)	10(8)	56(54)
October	9(22)	7(25)	11(7)	27(54)
November	21(28)	26(31)	5(8)	52(67)
December	13(15)	10(21)	6(5)	29(41)
January	16(23)	34(20)	15(9)	65(52)
February				
March				
TOTAL (2005/06 figures)				