

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Housing, Environmental and Economic Development

Housing, Environment and Economic Development Committee: 7 May 2008

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 lettings position as at 31 March 2008.

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 March 2008 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 March 2008 and takes account of all new tenancy terminations since 1 April 2007 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 2007 and 31 March 2008, 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 758 in comparison with the figures for 2007. There is a current fault in relation to the rolling review of applicants on the waiting list which prevents us running this computerised programme. Therefore as no applications are being removed from the waiting list the total number of applicants on the list will continue to show a high increase in comparison to last years figures until this fault is fixed by CIVICA.

- 3.2** Since the last report to Committee on 5 March 2008, there has been little change in the percentage 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 account for 61.4% of the total. Owner-occupiers account for 18.9% of all registrations. The final group of applicants is made up of current secure tenants of other local authority and housing association tenants, both within and outside the WDC area. This group account for 19.7% 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 March 2008. This figure has had the surplus supply void properties removed. This is not an indication of performance, as the void position is constantly moving. There have been 1046 tenancy terminations since 1 April 2007. The lost rent due to voids is 4.8% for the 4th quarter of 2007/2008.
- 3.4** Appendix 3 shows that 53.1% 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, there is a reduction in the overall number of lets this year. In the same period there has also been a steady decrease in the termination of tenancies. This quarter the number of lets to homeless applicants has increased, registrations remain fairly static and the number of transfers have reduced. The percentage of lets to homeless is higher than it was for the same period last year.
- 3.6** The six tables contained at Appendix 5 provide the Committee with an overview of homeless presentations over the period 1 April 2007 to 31 March 2008. Figures covering the same period last year are given in brackets, where appropriate.
- 3.7** Homeless applications in 2007/8 have fallen by 5.3% 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 There are no risks associated with the content of 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.

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Executive Director of Housing, Environmental and Economic Development

Date: 14 April 2008

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Appendices:

Appendix 1 - Number of Applicants on Waiting List as at 31 March 2008 and Registration Applicants by Type

Appendix 2 - Breakdown of the voids by Ward at 31 March 2008

Appendix 3 - Terminations since April 2007 by reason and void category

Appendix 4 - Quarterly Lets Comparison Apr 2007 - Mar 2008

Appendix 5 - Overview of homeless presentations 1 April 2007 - 31 March 2008.

Background Papers: None

Wards Affected: All

WAITING LIST INFORMATION**TABLE 1: NUMBER OF APPLICANTS ON WAITING LIST AS AT 31.03.08**

	Registrations	Transfer Applicants	TOTAL
W.D.C	6501(5785)	1857(1815)	8358(7600)

Figures for the corresponding period in 2006/07 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	1443	22.2%
Owner Occupier	1233	18.9%
Housing Association in WDC area	821	12.6%
No Fixed Abode	1083	16.7%
Living with Others	335	5.2%
Private Sector Landlord	573	8.8%
Lodger	447	6.9%
Other Local Authority	197	3.0%
Housing Association not in this area	216	3.3%
WDC Joint Tenant applying in own right	50	0.8%
Forces Applicant	18	0.28%
Tied Tenant outside WDC area	12	0.18%
Hostel, Refuge or Institution	20	0.3%
Licence HPU	4	0.06%
Caravan Dweller	15	0.23%
Tied Tenant in WDC area	11	0.17%
HM Prison	10	0.15%
Bed and Breakfast	0	0%
Sub-Tenant	2	0.03%
Ministry of Defence	0	0%
Homes Applicant	10	0.15%
Gypsy Travellers	1	0.02%
TOTAL	6501	100%

Appendix 2

Breakdown of the voids by Ward as at 31.03.08

COUNCILLOR	WARD	PROPERTY AREA	VOIDS (exc. MSF)	VOIDS MSF	Total Voids
MCCOLL/ MCLAUGHLIN/ ROONEY	1	Haldane Jamestown Tullichewan Levenvale Rosshead Dalvair	6 6 3 3 3 <u>3</u> 24	0	24
BOLLAN/ MCCOLL/ MILLAR/ SMILLIE	2	Old Bonhill Alexandria O'Hare Braehead Pappert Burnbrae Tontine /Renton Central Alexandria Bellsmyre Glenside	8 14 5 8 2 2 3 3 5 <u>27</u> 77	150 150	155 227
BLACK/ CALVERT/ MCBRIDE/ ROBERTSON	3	Westcliff Castlehill Wilcox Park Brucehill Westbridgend Town Centre Park Crescent Silverton Milton Townend Eastfield Crosslet	39 21 3 9 0 1 3 2 0 0 <u>1</u> 79	1 1	 80
BOOTLAND/ FINN/ MCALLISTER/	4	Hardgate Duntocher Faifley	0 4 <u>1</u> 5	0	5
AGNEW/ BROWN/ MCGLINCHEY/ MCLAUGHLIN	5	North Mountblow Old Mountblow North Drumry South Drumry Central/Radnor Park Boquhoun North Kilbowie Old Parkhall	6 1 3 20 19 2 2 <u>1</u> 54	3 1 4	 58
CASEY/ HENDRIE/ MCELHILL/ MCNAIR	6	Old Kilpatrick Central/East Dalmeir Central Whitecrook Clydebank East Dalmeir West	3 0 9 29 <u>4</u> 45	9 65 74	 119
TOTAL			284	229	513

Appendix 3

Tenancy Terminations since April 2007 by reason and void category.

Termination Reason	Category 1 & 2	Category 3 & 4	Total	%
Death of Tenant	170 (167)	17 (25)	187 (192)	17.9%
Eviction	16 (8)	7 (2)	23 (10)	2.2%
Hospital/Nursing Home	49 (50)	4 (2)	53 (52)	5.1%
Left the WDC Area	52 (59)	27 (40)	79 (99)	7.6%
No Forwarding Address	31 (50)	21 (37)	52 (87)	5.0%
Normal Termination Notice	144 (146)	104 (104)	248 (250)	23.7%
Re-housed By Housing Association	17 (46)	7 (17)	24 (63)	2.3%
Repossession	76 (59)	85 (82)	161 (141)	15.4%
WDC Transfer	117 (173)	102 (157)	219 (330)	20.9%
Total Terminations 1/4/07 to 31/03/08	672 (758)	374 (466)	1046 (1224)	100%

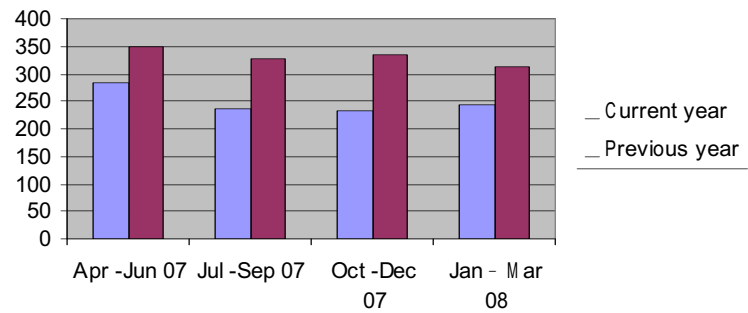
Figures for the corresponding period in 2006/07 are shown in brackets for comparison.

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 Apr 07 – Mar 08

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
Apr - Jun 07	38	67	16%	19%	111	129	46%	29%	93	154	38%	52%	242	350
Jul - Sep 07	40	66	17%	20%	102	134	43%	41%	94	136	40%	39%	236	326
Oct - Dec 07	33	57	14%	17%	101	154	44%	46%	98	124	42%	37%	232	334
Jan - Mar 08	44	42	18%	13%	102	151	42%	48%	97	118	40%	37%	243	311

Total Lets



Appendix 5

HOMELESS PERSONS 1 April 2007 – 31 March 2008

TABLE 1: NUMBER OF APPLICATIONS

Month	Area Office						TOTAL (2006/07 figures)			
	Clydebank		Vale of Leven		Dumbarton					
	Number	Priority *	Number	Priority *	Number	Priority *	Number		Priority*	
April	79	43	49	15	59	21	187	(158)	79	(71)
May	102	33	39	23	40	32	181	(205)	77	(77)
June	125	60	45	16	52	27	222	(234)	103	(82)
July	125	53	42	12	43	20	210	(181)	85	(99)
August	114	39	38	10	45	15	197	(243)	64	(85)
September	88	34	41	10	33	18	162	(188)	62	(100)
October	122	46	36	20	45	22	203	(227)	88	(98)
November	94	47	42	19	63	22	199	(193)	88	(91)
December	69	27	23	14	37	23	129	(161)	64	(65)
January	108	36	48	10	52	17	208	(208)	63	(81)
February	102	35	45	14	51	18	198	(217)	67	(81)
March	86	56	52	26	44	19	182	(185)	101	(76)
TOTAL	1214	509	500	189	564	254	2278	(2406)	941	(1013)

* Priority figures refer to decisions made in the reporting year 2006 / 07.

TABLE 2: PERMANENT ACCOMMODATION PROVIDED: 1 April 2007– 31 March 2008

	Permanent Accommodation Provided to Homeless Households - Number of Each Type Provided								2006/07 Totals in ()	
	Multi.	Tenement	Semi.	Terraced	Mais.	4-in-block	Duplex	Other	TOTAL	
Clydebank	85	139	0	5	25	11	31	5	301	(375)
Dumbarton	12	45	0	0	7	28	0	4	96	(108)
Vale of Leven	0	36	0	2	24	37	0	1	100	(105)
TOTAL (2006/07)	97	220	0	7	56	76	31	10	497	(588)

(Including 128 Housing Association Properties, not including Bellsmyre HA lets in last quarter.)

TABLE 3A: TEMPORARY FURNISHED ACCOMMODATION

TEMPORARY FURNISHED ACCOMMODATION - LENGTH OF STAY - March 2008							
Area Office	Average Length of stay during period	1 - 7 days	8 - 30 days	31 - 60 Days	61 - 90 Days	91 +	Total
Clydebank	136.4	5	14	27	25	49	120
Dumbarton	147.2	10	14	13	7	58	102
Vale of Leven	170	0	5	7	7	35	54
Total	147	15	33	47	39	142	276

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 07	32	90	34	83	13	39	79	291
May	23	92	24	84	18	39	65	280
June	24	95	29	85	8	37	61	278
July	32	92	46	84	8	40	86	302
August	32	89	37	83	11	42	80	294
September	24	99	29	81	10	40	63	283
October	30	96	27	80	15	41	72	289
November	26	99	23	86	21	44	70	299
December	27	94	19	79	17	45	63	281
January	39	67	14	68	9	40	62	237
February	23	72	16	61	5	36	44	213
March	15	91	19	64	7	39	41	235
TOTAL	327	1076	317	938	142	482	786	3282

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

2007/2008 (2006/07 Figs.)	Number of Clients		Average Length of Stay	
April	0	(0)	0	(0)
May	0	(0)	0	(0)
June	0	(0)	0	(0)
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)	0	(0)
March	0	(0)	0	(0)

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

Month	Area Office			TOTAL
	Clydebank	Dumbarton	Vale of Leven	
April 07	23 (18)	19 (7)	5 (7)	47 (32)
May	28 (9)	15 (20)	10 (7)	53 (36)
June	26 (14)	12 (20)	10 (15)	48 (49)
July	14 (26)	29 (19)	11 (10)	54 (55)
August	24 (32)	29 (18)	13 (15)	66 (65)
September	22 (26)	10 (20)	9 (10)	41 (56)
October	21 (9)	11 (7)	13 (11)	45 (27)
November	24 (21)	12 (26)	7 (5)	43 (52)
December	4(13)	9(10)	4(6)	17(29)
January	19(16)	12(34)	8(15)	39(65)
February	19(13)	13(7)	10(10)	42(30)
March	27(23)	3(32)	8(5)	30(60)
TOTAL (2006/07 figures)	251(220)	174(220)	108(116)	533(556)