

LONDON BOROUGH OF HARROW

Meeting:	Environment & Economy Scrutiny Sub Committee
Date:	27 September 2004
Subject:	Housing Need and Supply Annual Statistical Summary 2003-2004
Key decision:	No
Responsible Chief Officer:	Director of Strategy, Urban Living
Relevant Portfolio Holder:	Planning, Development, Housing and Best Value
Status:	Part 1
Ward:	All
Enclosures:	Appendix 1 – Housing Need and Supply Annual Statistical Summary 2003-2004

1. Summary

- 1.1 The enclosed document provides a compilation of statistics relating to housing need and supply during 2003/04. Brief commentary on figures and BME data are also supplied where appropriate.

2. Recommendations (for the Sub-Committee)

- 2.1 This report is for information only and no decision is required.

3. Background Papers

- 3.1 Housing Need and Supply Annual Statistical Summary 2003-2004

4. Author

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1.0 INTRODUCTION

The aim of the Need and Supply Report is to establish the extent of homelessness in the Borough of Harrow, and to outline the borough's ability to effectively address homelessness issues through effectively utilising housing resources.

The objective of the homelessness section is to make clear the number of homeless people in Harrow, as well as drawing comparisons between applications and acceptances, in a general sense as well as from a BME perspective. The homelessness section will further highlight levels of temporary accommodation.

The Report will focus on Council dwelling stock, which plays a large role in the council's ability to deal with homelessness, as well as comparing stock levels with historic data. The report also outlines all housing association stock held in Harrow, with a focus on the type of dwellings, bed sizes, as well as any new acquisitions made, and completions of housing projects. Figures on Shared Ownership and Key Worker schemes are included.

2.0 HOMELESSNESS

2.1 Overall Homelessness Applications and Acceptances 2003/04

	Total Applications	Total Acceptance
Period 2002/03	2064	399 (19%)
Period 2003/04	1827	263 (14%)

14% of applications were accepted in 2003/04, compared with 19% of applications that were accepted in 2002/03. This highlights a 26% reduction in acceptances over this period of time.

Since 2000/01, there has been a 64% reduction in acceptances. This may be attributed to the ongoing focus on homelessness prevention, offering households options to assist them, for example, Fresh Start Scheme, Sanctuary Project, Mediation and Finders Fee Scheme.

2.2 BME Homelessness Applications and Acceptances 2003/04

	Total Applications	Total Acceptance
All Households	1827	263
BME	939* (51.3%)	151* (57.4%)

* Excluding White Irish and White Other

2.3 Households in Temporary Accommodation

Type of Accommodation	Number of Households
Hostel Accommodation	65
AST Temporary Housing	1390
Other types of Accommodation BME	3
Total	1458

There is a 14.3% reduction in temporary accommodation from 2002/03, which goes against the trend over the last 10 years. This reduction could be due to the decrease in the number of acceptances over the last two years.

3.0 LONDON BOROUGH OF HARROW COUNCIL DWELLING STOCK

3.1 London Borough of Harrow Council Stock by bedsize 1999-2004

	1999	2000	2001	2002	2003	2004
One Bedroom	2258	2247	2221	2210	2069	2049
Two Bedroom	1973	1920	1885	1842	1590	1559
Three Bedroom	1810	1735	1696	1660	1504	1470
Four + Bedroom	101	103	104	104	99	97
Total	6142	6005	5906	5816	5262	5175

The table above shows Harrow Council's housing stock by bedsize as at 1 April 2004, along with the previous five years.

During the period 2003/04 81 properties were sold under the Right To Buy (RTB) scheme (see table below).

London Borough of Harrow HRA Dwellings Sold Under Right-to-Buy 1993-2004

Year	Houses	Flats	Total
1993-94	106	37	143
1994-95	98	26	124
1995-96	61	17	78
1996-97	43	13	56
1997-98	56	29	85
1998-99	63	34	97
1999-00	96	38	134
2000-01	45	43	88
2001-02	41	47	88
2002-03	35	34	69
2003-04	39	42	81
Total	683	360	1043

4.0 HOUSING ASSOCIATION DWELLINGS IN HARROW

4.1 Housing Association Dwellings in Harrow by Type, 2003-2004

DWELLING TYPE	2003	2004
General Needs	2367	2496
Sheltered	528	528
Other Elderly	118	118
Supported Housing	15	26
Hostel	8	8
Service Tenancies	17	17
Total	3053	3193

* Currently in the process of reconciling databases. New figures will be published April 2005

4.2 Housing Association General Needs Dwellings in Harrow by bedsize

DWELLING TYPE	2003	2004
Bedsit	8	8
One Bedroom	393	406
Two Bedroom	941	993
Three Bedroom	914	965
Four Bedroom +	111	124
Total	2367	2496

4.3 Housing Association Completions/Acquisitions as at 1 April 2004

	Scheme	Housing Association	Number of Dwellings	Number of Council Nominations
2003/04	LHP Slippage 2001/02	Acton	1	1
	P & R 2002/03 Slippage	Paradigm	1	1
	P & R Wealdstone Slippage	Paradigm	1	1
	LHP Cross Borough P&R's 2002/03 IBAP	Shepherds Bush	12	11
	P&R's out of Borough 2002/03 (Reg. Allocation)	PCHA	1	1
	P&R's out of Borough with LBW	Acton	3	3
	Church Road/Green Circle Slippage 2001/02	Paradigm	5	5
	Roxborough Heights	PCHA	22	22
	LASHG Wealdstone Empties 2001/02	Paradigm	4	4
	RAF Stanmore Park	MHT/Asra/Innisfree	56	56
	Kingsbury Hospital Ph 1 Slippage 2000/01	Acton	10	10
	Village Way	PCHA	12	12
	Church Road/green Circle Slippage 2001/02	Paradigm	1	1
	TSH DV Scheme Slippage 2002/03	Women's Pioneer	1	1
2004/05	Railway Hotel	Acton	29	29
	Headstone Drive	Acton	12	12
	Supp Housing for Teenage Parents Slippage 2002/03	MHT	6	6
	In Borough (Part of supported housing)	Harrow Church	6	6
2005/06	Grant Road	Acton	44	44
	Wealdstone ex-serviceman's club	Acton	8	8
	Cannons Park	Acton	49	49
	Pinner Road	PCHA	27	27
	Templer House	Stadium	6	6

4.4 Key Worker Schemes

Under the Starter Home Initiative (SHI), 45 key workers were housed through Keystart homes or Metropolitan Home Ownership. The SHI programme provides assistance for the purchase of homes by key workers needing to live within a reasonable distance of their employment. Grants are made available towards the capital costs of house purchase.

In addition, 6 key workers were housed in shared ownership units during 2003/04 (see below).

Therefore the total number of key workers housed during 2003/04 was 51.

4.5 Shared Ownership Scheme

Shared ownership is a housing scheme funded by the government to help people who can't afford to buy a property outright. It is provided by housing associations across the country, allowing households to part buy, part rent their home.

During 2003/04, 9 households used the Homebuy scheme to part buy a home of their choice.

In addition, 40 units for shared ownership were completed, of which 6 were occupied by key workers (see above).

Funding was received for the development of an additional 71 units for shared ownership.

5.0 COUNCIL DWELLING VACANCIES

5.1 Casual Vacancies as a Proportion of Dwellings

	2003/04
Stock Size	5175
Casual Vacancies	354
Vacancy Proportion	6.84%

The proportion of casual vacancies to stock has decreased from 2002/03. The table below gives a breakdown of the casual vacancies for the year 2003/04.

5.2 Reasons for Casual Vacancies

Reason for Vacancy	2003/04
Deceased	102
Care/ Nursing Home	61
Mobility and Nominations	12
HA Nominations	25
Other	154
Total	354

6.0 LOCATA

6.1 Number of LOCATA Homeseeker and Choice Tenant Applications over the year 01/04/03 – 31/03/2004, by bedsize and BME percentage

		1Bed	2 Bed	3 Bed	4 Bed +	Total
LOCATA Choice Tenants	Total Applicants	75	75	58	26	234
	Non BME %	38.5	35.2	20.4	27.6	63.8
	BME %	61.5	64.8	79.6	72.43	36.2
LOCATA Homeseekers	Total Applicants	787	424	200	66	1477
	Non BME %	71.4	61.9	64.7	55.6	34.6
	BME %	28.6	38.1	35.3	44.4	65.4

* Percentages exclude 'non disclosures'

6.2 Number Registered with LOCATA Homeseeker and Choice Tenant at 01 April 2004

		1Bed	2 Bed	3 Bed	4 Bed +	Total
LOCATA Choice Tenants	Total Registration	189	167	212	90	258
	Non BME %	68.3	62.9	54.5	54.2	58.7
	BME %	31.7	37.1	45.5	45.8	41.3
LOCATA Homeseekers	Total Registration	1686	1422	834	391	4333
	Non BME %	42	38.3	27.5	18.9	35.9
	BME %	58	61.7	72.5	81.1	64.1

7.0 LETTINGS OF COUNCIL DWELLINGS

7.1 Lettings of Council Homes by type 1994-2004

LETTING TYPE	1994-95	1995-96	1996-97	1997-98	1998-99	1999-00	2000-01	2001-02	2002-03	2003-04
Homeless	246	264	269	285	200	233	177	177	126	138
Housing Register	70	86	53	95	73	69	50	72	101	112
Transfers	144	142	158	146	92	119	64	91	79	75
Miscellaneous	52	73	71	62	74	60	43	54	26	56
Total	512	565	551	588	439	481	334	394	332	381

7.2 % of Council Homes Let by Bedroom Size and % Let to BME Households 2000-2004

Bedroom Type	2001	BME %	2002	BME %	2003	BME %	2004	BME %
One Bedroom	200	52.50	237	48.52	203	58.6	224	50.44
Two Bedroom	89	55.06	93	70.97	76	61.8	95	57.8
Three Bedroom	41	68.29	59	69.49	49	74.00	59	55.93
Four Bedroom	4	50.00	5	60.00	4	100	3	66.67
Total Applicants	334		394		332		381	
Non-BME %	44.91		42.89		37.95		46.72	
BME %	55.09		57.11		62.05		53.28	

7.3 % of Council Homes Let to BME Households by Letting Type 2000-2004

		2000-01	2001-02	2002-03	2003-04
Homeless	Total Lettings	177	177	126	138
	Non-BME %	38.42	25.99	30.95	33.33
	BME %	61.58	74.01	69.05	66.67
Housing Register	Total Lettings	50	72	101	112
	Non-BME %	48.00	38.89	31.68	48.21
	BME %	52.00	61.11	68.32	51.79
Transfers	Total Lettings	64	91	79	75
	Non-BME %	70.31	76.92	64.55	65.33
	BME %	29.69	23.08	35.44	34.67
Miscellaneous	Total Lettings	43	54	26	56
	Non-BME %	30.23	46.30	26.92	32.14
	BME %	69.77	53.70	73.02	67.86
TOTAL	Total Lettings	334	394	332	381
	Non-BME %	44.91	42.89	37.95	43.83
	BME %	55.09	57.11	62.05	56.17

8.0 TRANSFERS OF COUNCIL TENANTS

8.1 Dwelling Sizes of Transferring Council Tenants 2003/04

Number of Bedrooms in dwelling Moved into	Number of Bedrooms in Dwellings Vacated				Total	%
	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom +		
One Bedroom	25	12	6	1	44	59
Two Bedroom	6	3	9	0	18	24
Three Bedroom	0	4	6	2	12	16
Four Bedroom +	0	1	0	0	1	1
Total	31	20	21	3	75	100
%	41	27	28	4	100	

9.0 HOUSING ASSOCIATION NOMINATIONS

9.1 Council Nominees Housed in Housing Association Dwellings 2003/04

One Bedroom	Allocation	2000-01	2001-02	2002-03	2003-04
	New Dwelling	0	5	16	18
	Re-Lets	26	39	20	49
	Total	26	44	36	67

Two Bedroom	Allocation	2000-01	2001-02	2002-03	2003-04
	New Dwelling	17	37	27	51
	Re-Lets	21	29	23	38
	Total	38	66	50	89

Three Bedroom	Allocation	2000-01	2001-02	2002-03	2003-04
	New Dwelling	6	39	35	51
	Re-Lets	30	23	9	13
	Total	36	62	44	64

Four Bedroom +	Allocation	2000-01	2001-02	2002-03	2003-04
	New Dwelling	7	4	9	12
	Re-Lets	0	2	1	2
	Total	7	6	10	14

TOTAL	2000-01	2001-02	2002-03	2003-04
		107	178	140

9.2 BME % of Housing Association Nominations by Number of Bedrooms

		2000-01	2001-02	2002-03	2003-04
One Bedroom	Total Nominations	26	44	36	65
	Non-BME %	38.46	20.45	41.67	35.38
	BME %	61.54	79.55	58.33	64.62
Two Bedroom	Total Nominations	38	66	51	91
	Non-BME %	50.00	34.85	45.10	39.67
	BME %	50.00	65.15	54.90	70.33
Three Bedroom	Total Nominations	36	62	37	64
	Non-BME %	30.55	29.03	40.54	32.81
	BME %	69.45	70.97	59.46	67.19
Four Bedroom +	Total Nominations	7	6	15	14
	Non-BME %	28.57	33.33	33.33	28.57
	BME %	71.43	66.67	66.67	71.43
TOTAL	Total Nominations	107	178	139	234
	Non-BME %	39.25	29.21	41.73	32.05
	BME %	60.75	70.79	58.27	67.95

10.0 HOUSING ASSOCIATION OWN ALLOCATIONS

	Total	Non BME		BME	
		Total	%	Total	%
One Bedroom	40	26	65	14	35
Two Bedroom	5	2	40	3	60
Three Bedroom +	10	6	60	4	40
Total	55	34	61.8	21	38.2