



Housing Register Analysis

Hart District
Council

2010

An update on the status of Hart's Housing Register

October 2010

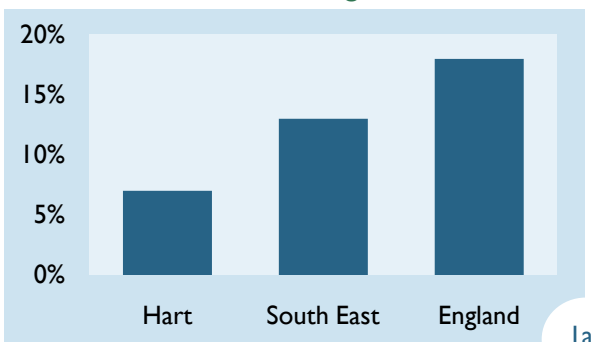
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1. About affordable housing in Hart

Hart district currently has one of the lowest percentages of social rented housing stock in England; at around 7% it is significantly lower than both the national average (18%) and the average for the South East (13%).

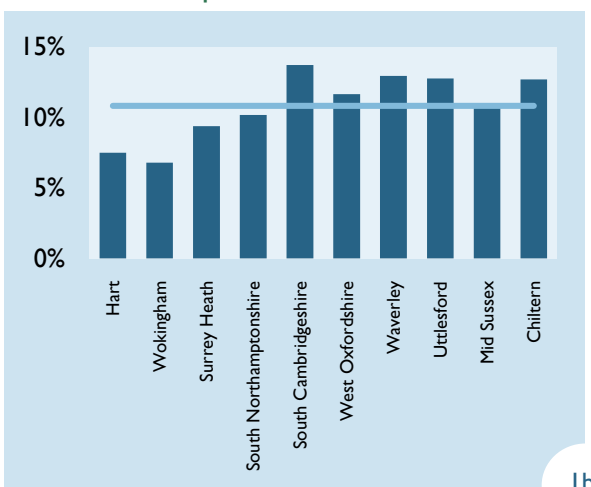
Social rented housing stock as a percentage in Hart, South East and England



Source: CLG live tables (100) 2009

Whilst Hart was ranked as the least deprived district in England in 2007, it also has a lower percentage of rented affordable housing than all but one of the ten least deprived local authorities (average shown on chart below at 11%). For more on the stock in Hart see page 13 of this document.

Social rented housing stock as a percentage for ten least deprived local authorities



Source: CLG live tables (100), IMD 2007

2. What demand does the Housing Register show for social rented housing?

As at the 30th of June 2010 there were:

1845 applicants on the register

of which **149** were transfer applicants

and **64** were wanting sheltered housing

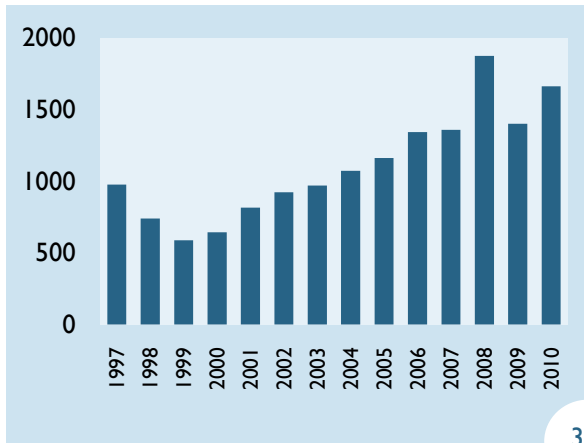
The Housing Register, which is one indicator of housing need, by its nature fluctuates on a daily basis, as people's situations change. The degree to which this is true can be seen in the 'turnover' on the register. The renewal process tries to ensure that the register reflects, as accurately as possible, the number of households in housing need at a given time. However it can have the effect of distorting the total number on the register.

Of the figures shown above, 402 of the applicants were suspended; this is mainly due to failure to provide identification with their application. A number of these applicants will be in housing need and will wish to remain on the list but feel their chances are low and have little incentive to keep their application up-to date, whilst a number will go on to pursue other options. It is felt that whilst the suspended applicants' number can inflate the total and cause fluctuations, it is important not to lose this information on housing need.

3. Housing Register trends

Whilst the number on the register has fluctuated, when compared against figures across the long term, the current numbers on the register show an increase of more than 100% over the last decade.

Number of applicants on the Hart Housing Register from April 1997 to April 2010

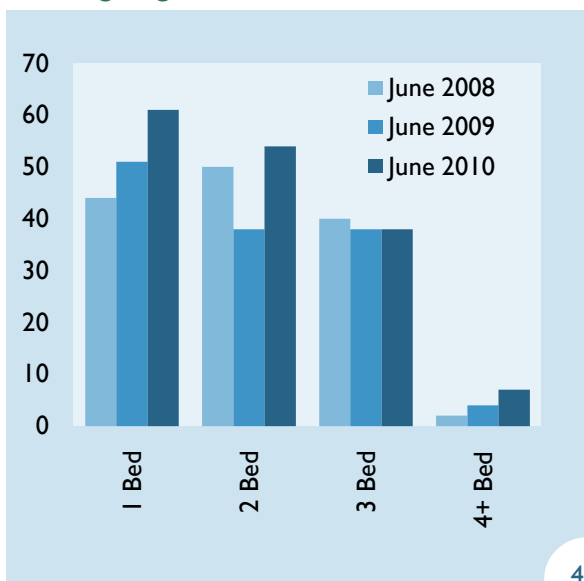


Source: Hart Housing Register 3a

4. Black and minority ethnic (BME) groups on the Housing Register

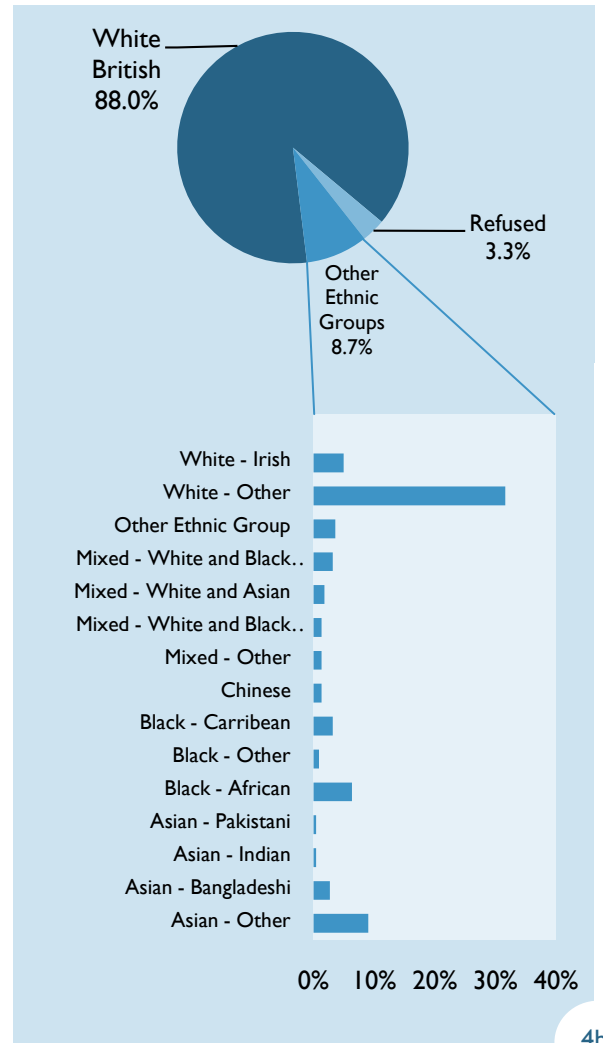
The level of BME households as a proportion of the register has decreased slightly over the year from 8.9% in June 2009 to 8.7% in June 2010. The chart in the adjacent column shows the breakdown by ethnic category, whilst the chart below sets out the longer term trend in levels of BME households on the Housing Register.

Number of BME Households on the Housing Register over time



4a

Households on the Housing Register by ethnic group (as at 30th June 2010)

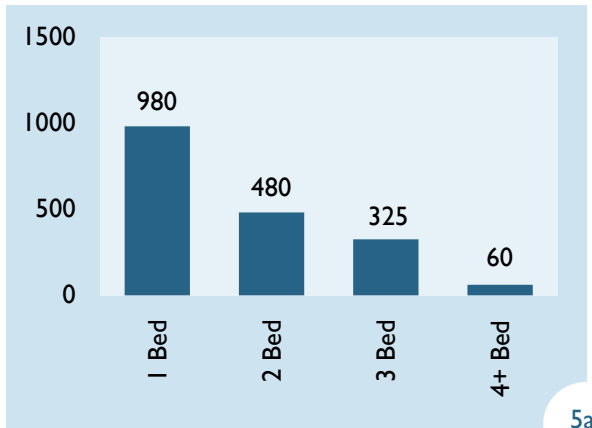


Source: Hart Housing Register (June 2010) 4b

5. Profile of those on the Housing Register

As has been the case historically, a large proportion of the Housing Register is in need of one bedroom accommodation. Of the 1845 households register on the 30th of June 2010; 53% were in need of one bedroom accommodation, 26% for two bedrooms, 18% for three bedrooms and 3% for four or more bedrooms.

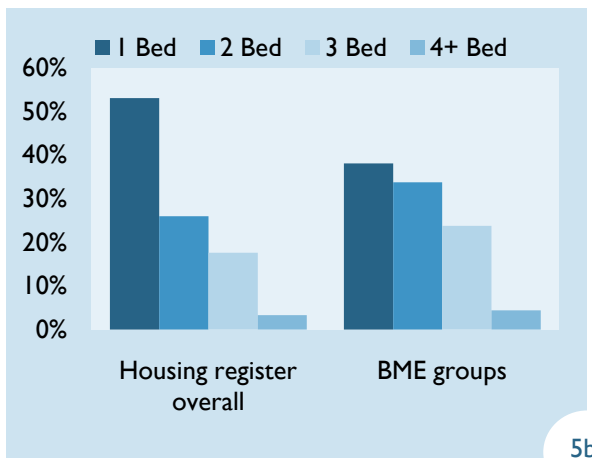
Housing Register applicants by number of bedrooms needed (June 30th 2010)



Source: Hart Housing Register (June 2010)

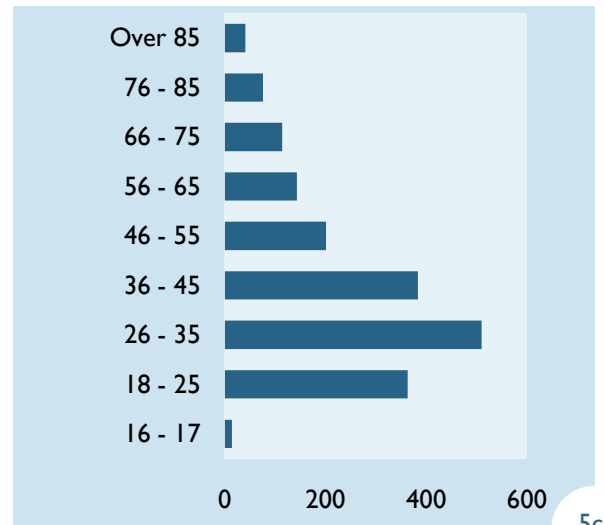
The housing need by number of bedrooms need by Black and Minority Ethnic (BME) groups differs from the Housing Register as a whole in that the need is more evenly distributed between one, two and three bed properties. Of the 160 BME households register on the 30th of June 2010 38% were in need of one bedroom accommodation, 34% for two bedrooms, 24% for three bedrooms and 4% for four or more bedrooms.

Black and Minority Ethnic (BME) Housing Register applicants by number of bedrooms needed as at 30th of June 2010



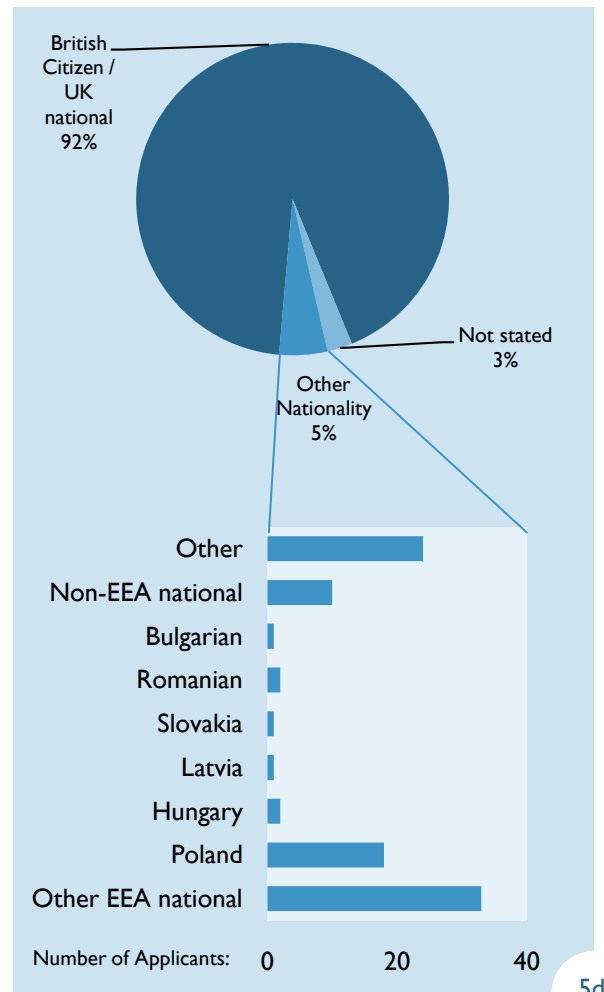
Source: Hart Housing Register (June 2010)

Profile of applications by age of eldest household member on the Housing Register as at 30th of June 2010



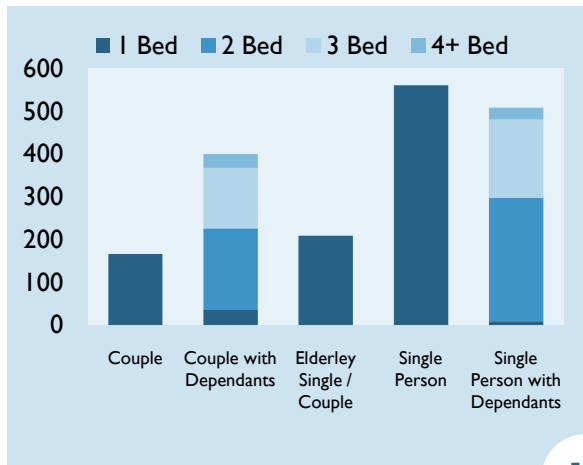
Source: Hart Housing Register (June 2010)

Housing Register applicants by nationality as at 30th of June 2010



Source: Hart Housing Register (June 2010)

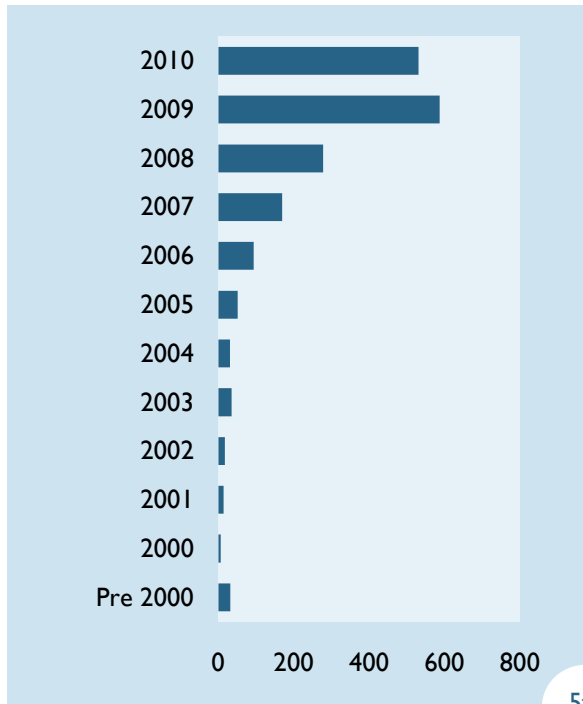
Housing Register applicants by household type and number of bedrooms needed as at 30th of June 2010



Source: Hart Housing Register (June 2010)

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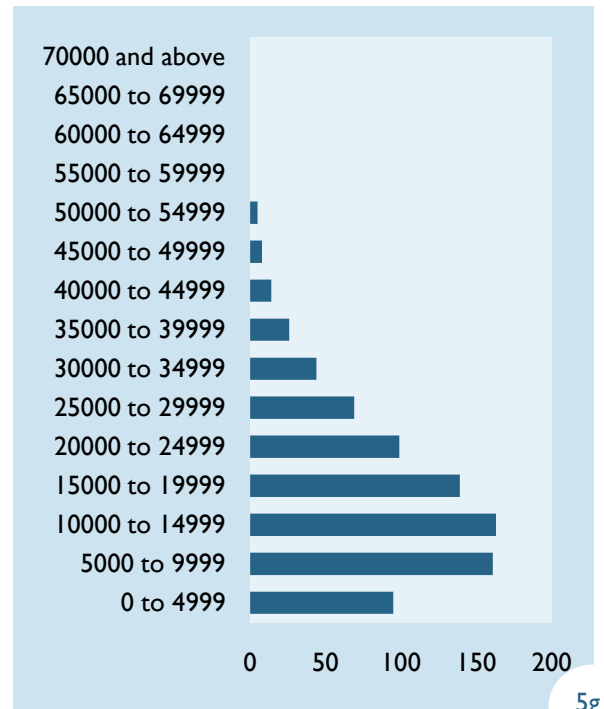
Housing Register applicants by year they joined the register



Source: Hart Housing Register (June 2010)

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Breakdown of annual earnings for households on the Housing Register as at 30th June 2010



Source: Hart Housing Register (June 2010) - based on their reported primary employment data, excluding nil values, annual income under £1,000 and benefit based income.

5g

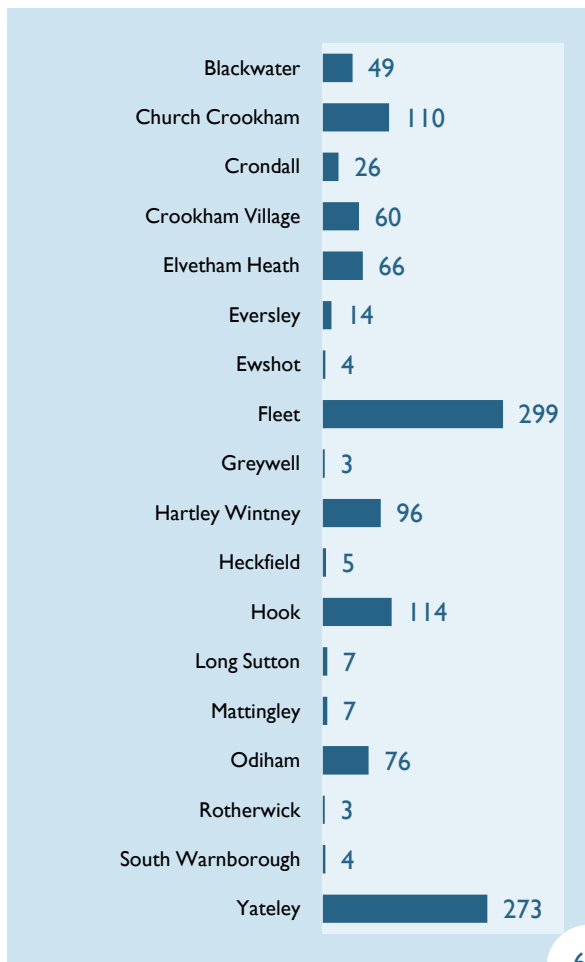
Out of the 1845 applicants on the register 823 (45%) have given employment details.

Income Distribution	
Average (Mean)	£16,477
Lower Quartile	£8,400
Median	£14,560
Upper Quartile	£22,238

6. Current location of households applying for affordable housing

The following gives a breakdown of the Housing Register by the location in which households who have applied are currently living. The analysis in this section is based on a comparison of address data to Hart’s Local Land and Property Gazetteer (LLPG). This process has a margin of error and should be treated as indicative.

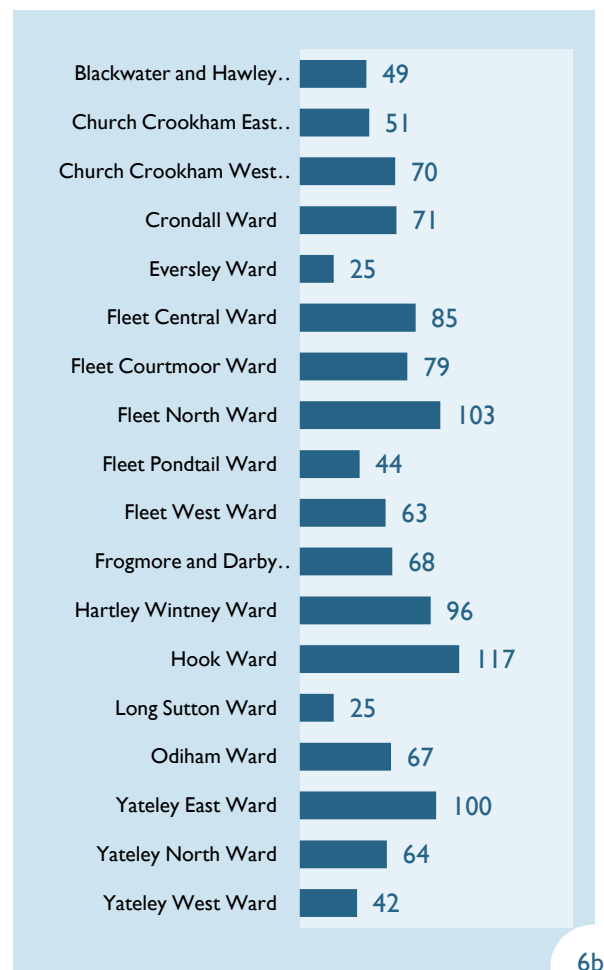
Breakdown of applicants on the Housing Register by area (Parish) as at 30th June 2010



Source: Hart Housing Register (June 2010)
Total outside the district / postcode error = 629.
Based on April 2010 Parish changes

Figure 6a shows the location of Hart residents on the Housing Register by parish based on their current address. This information will understate the number of households with a local connection to a parish as it will exclude those who are unable to reside in the parish currently but may have a local connection.

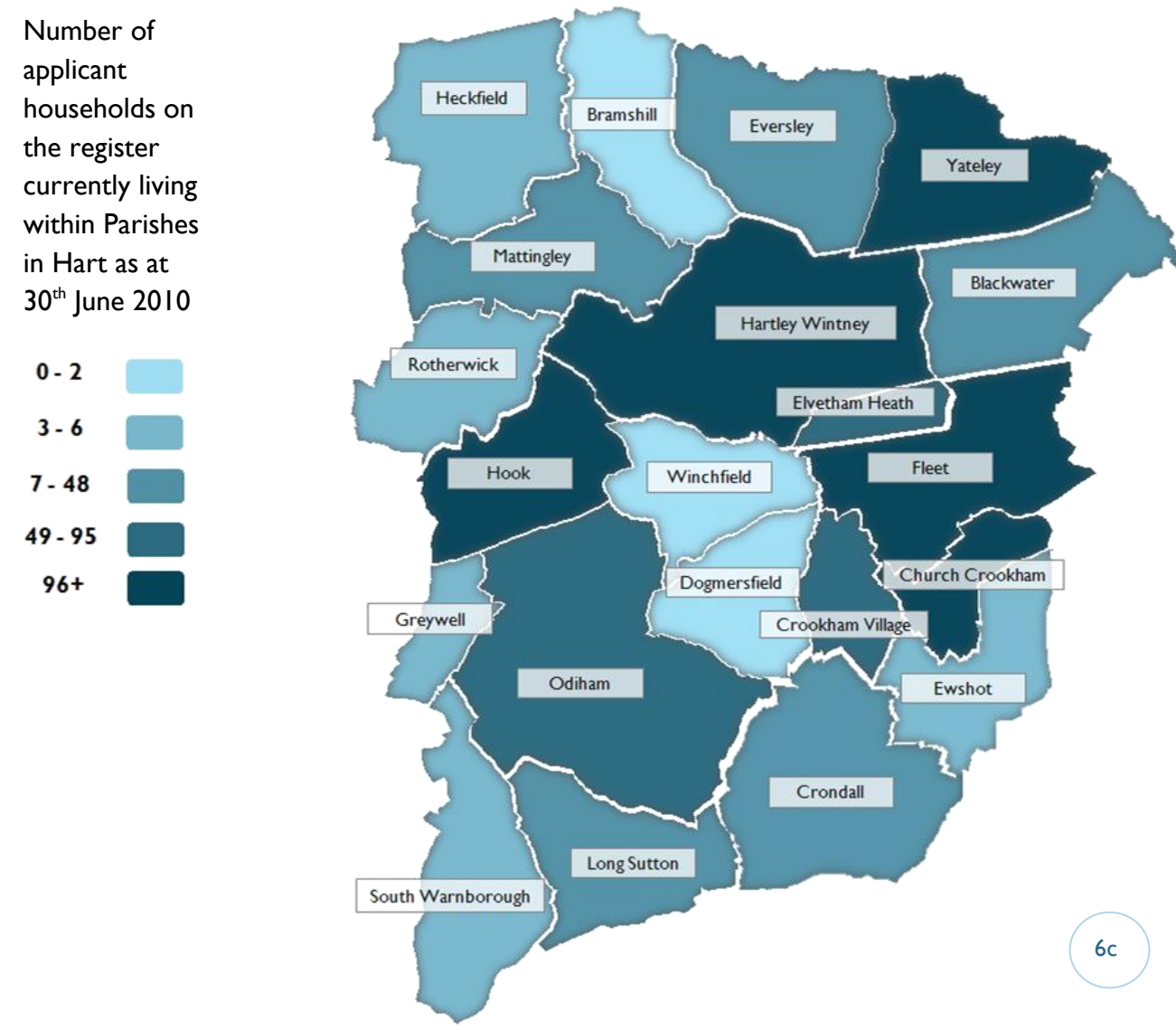
Breakdown of applicants on the Housing Register by area (Ward) as at 30th June 2010



Source: Hart Housing Register (June 2010)
Total outside the district / postcode error = 626.
Based on Census 2001 wards

The above shows the location of Hart residents on the Housing Register by ward based on their current address.

Breakdown of applicants on the Housing Register by area (Parish) as at 30th June 2010

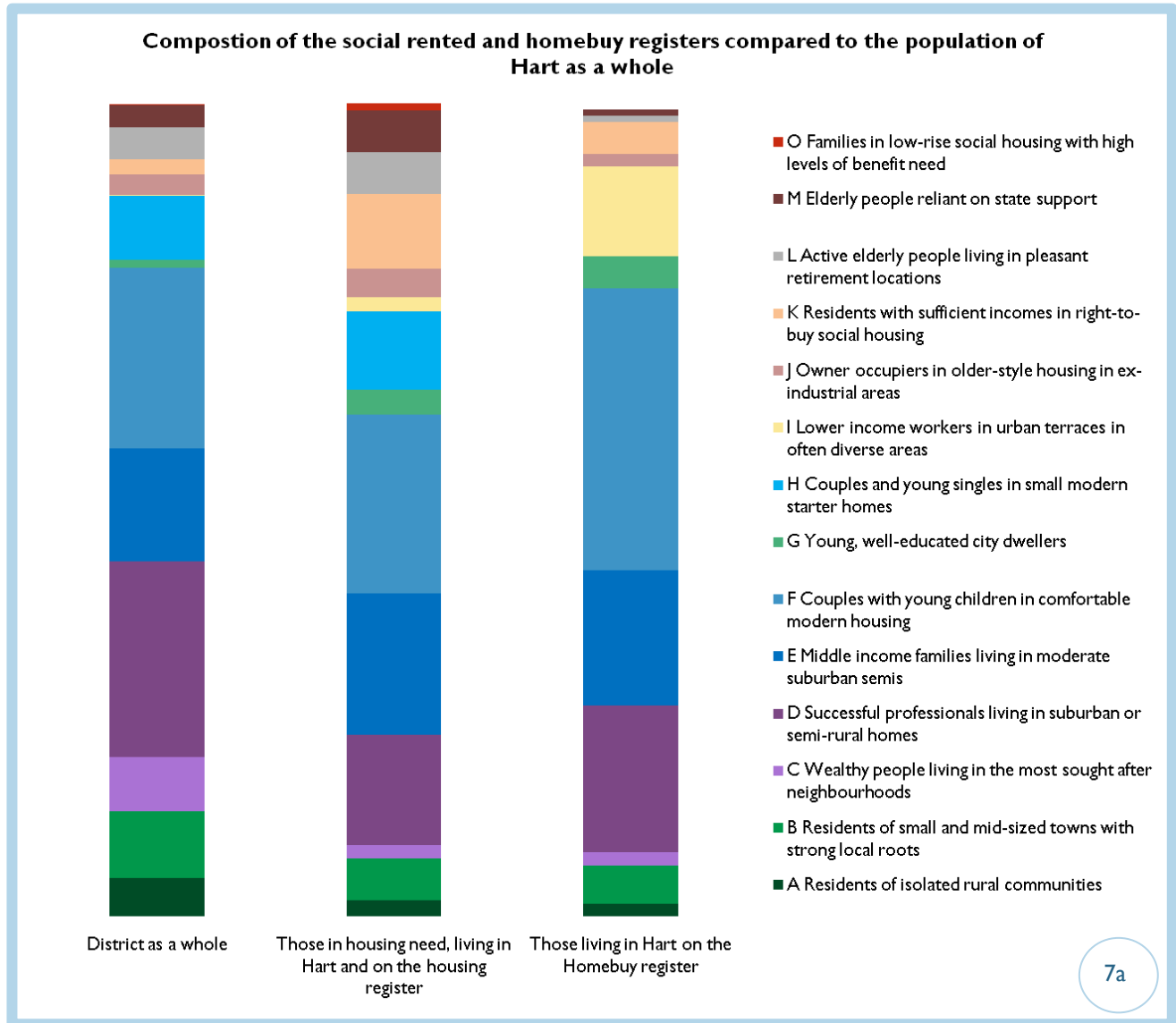


Source: Hart Housing Register (June 2010), Hart LLPG data 2010.

The map above shows the location of Hart residents on the Housing Register by parish based on their current address. This information will understate the number of households with a local connection to a parish as it will exclude those who are unable to reside in the parish currently but may have a local connection.

7. Profile of households on the Housing Register and Homebuy register

Experian Mosaic profile of Hart, Housing Register applicants, and applicants on the Homebuy register



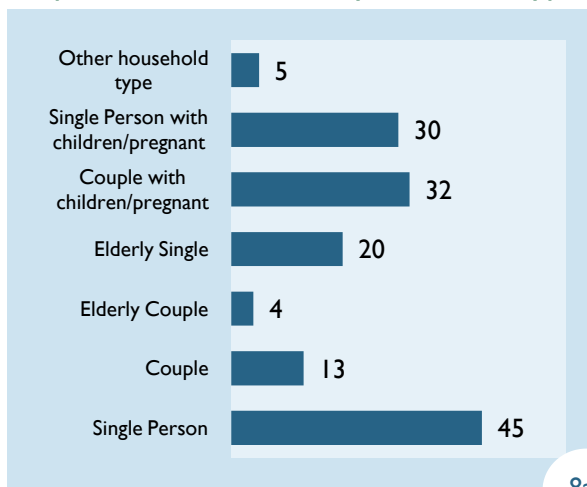
Source: Hart Housing Register (June 2010), 'HomesinHants' Homebuy data (June 2010) Experian Mosaic data 2009

This chart utilises the Experian Mosaic data that Hart has access to in order to gain an understanding of the needs and profile of our applicants. The mosaic data uses a range of information to broadly group properties into 'customer profile types'. The analysis undertaken above indicates that whilst there are some interesting differences in the composition of the Hart Housing and Homebuy Registers (such as group K and I respectively), overall the profile of applicants is broadly similar to that of Hart as a whole, suggesting a communication strategy not dissimilar to that of Hart generally.

8. Housing Register - Lettings

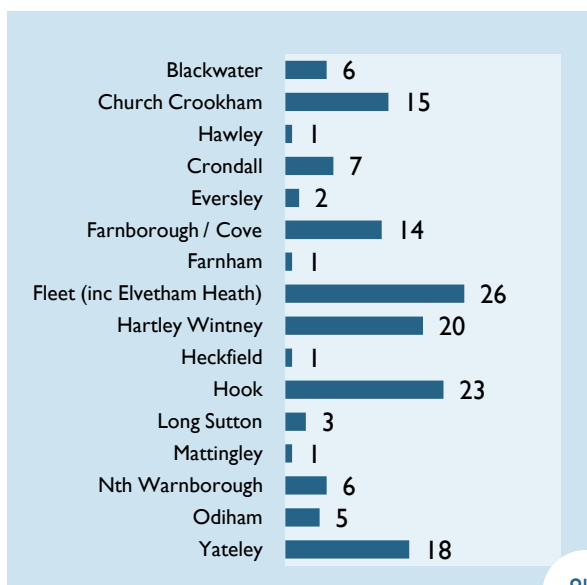
149 social rented properties in Hart were let in 2009/10. Of these 137 were let via the Hart choice based lettings system, 12 were let via choice based lettings on the Homeselecta scheme and none were management transfers (although housing associations can withhold up to 10% of their stock for management transfers).

Properties let in 2009/10 by household type



Source: Hart Housing Register (April 2010)

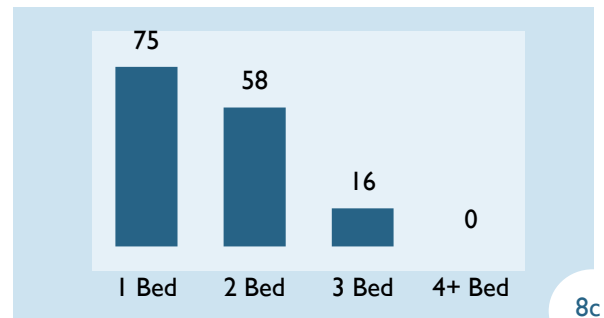
Number of properties let in 2009/10 by settlement area



Source: Hart Housing Register (April 2010)

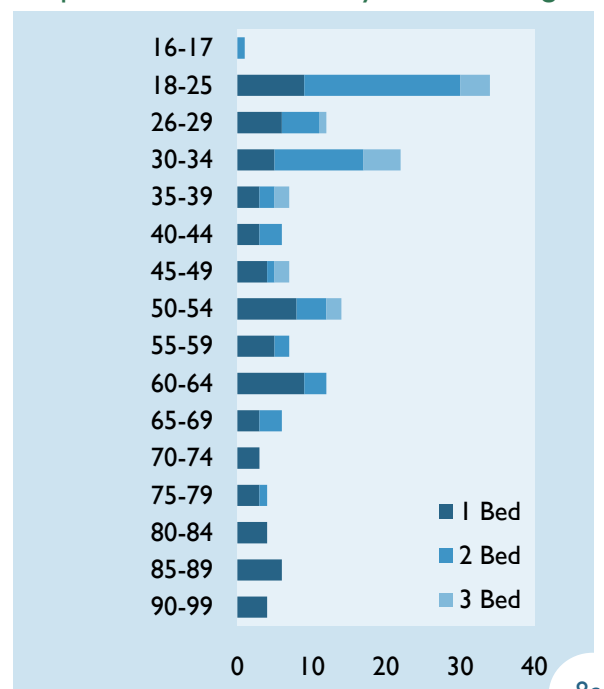
Hart has nomination rights to some properties outside of the district

Properties let in 2009/10 by number of bedrooms and property type



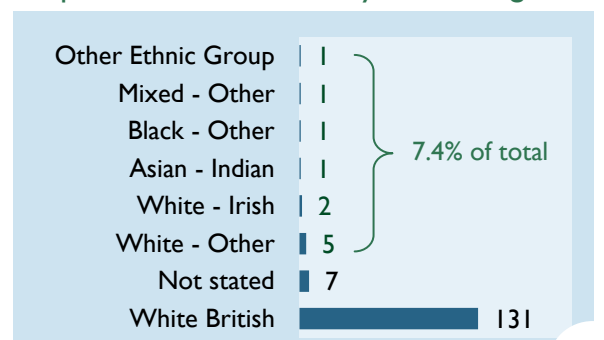
Source: Hart Housing Register (April 2010)

Properties let in 2009/10 by household age



Source: Hart Housing Register (April 2010)

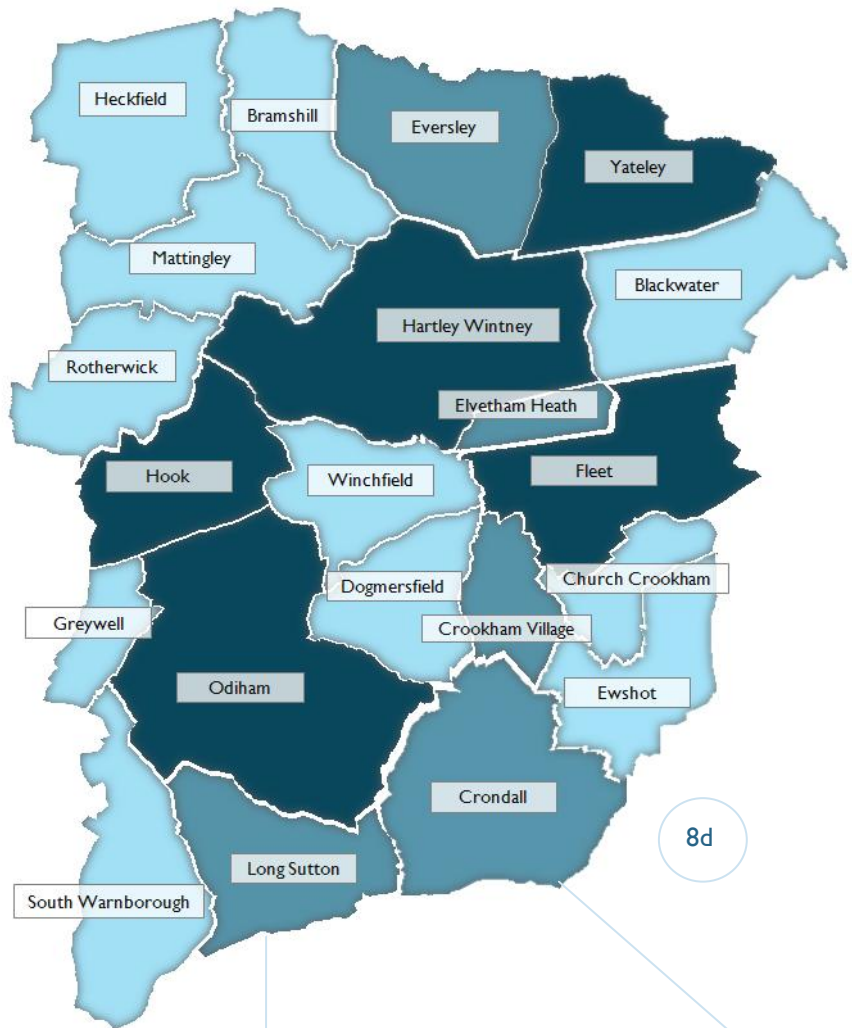
Properties let in 2009/10 by ethnic origin



Source: Hart Housing Register (April 2010)

Map of properties let in 2009/10 by Parish

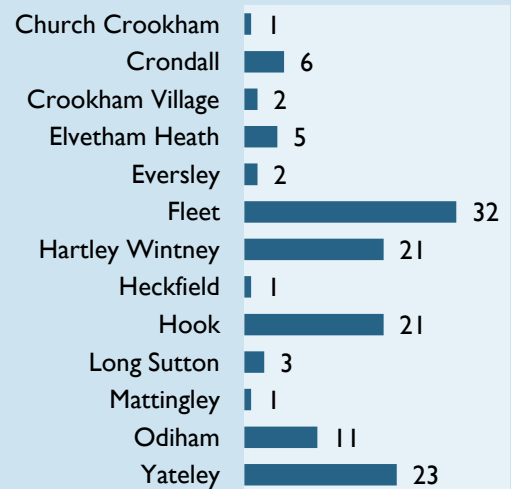
Number of properties let within Parishes in Hart in 2009/10



Source: Hart Housing Register (April 2010)

Those properties Hart has nomination rights to outside of the district are not included in the map above. For specific numbers in each Parish where a property has been let in the financial year 2009/10 please see the chart to the right.

Of which is rural:

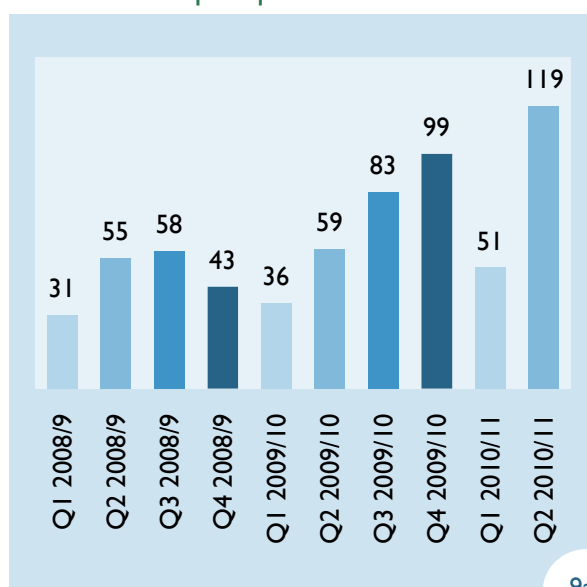


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9. Housing advice and prevention of homelessness

277 cases were actively prevented from becoming homeless by direct officer assistance in 2009/10 compared to 187 cases in 2008/09 (source PIE returns 2008/09-2009/10) of these 72 households were able to remain in their current accommodation and 205 households were found alternative suitable accommodation to relieve their threat of homelessness.

Number of households prevented from homelessness per quarter



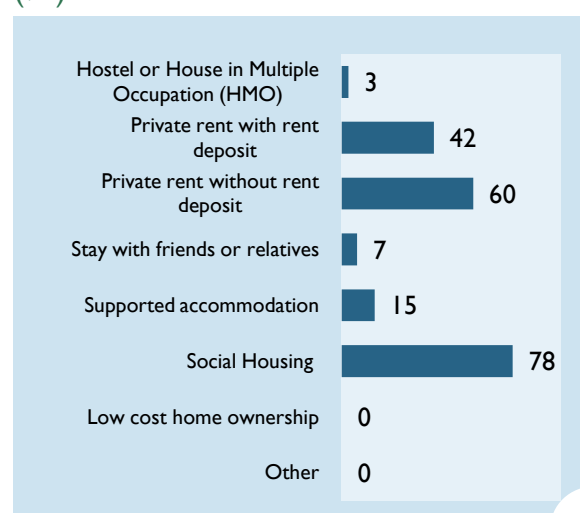
Source: Hart PIE returns (April 2007-June 2010)

Whilst 36 households were not actively prevented from becoming homelessness, the majority of these cases were due to a failure of the applicant to work with the service and we have heard no further from them.

In cases where prevention could not be achieved, a total of 5 homelessness decision cases were found to be eligible for

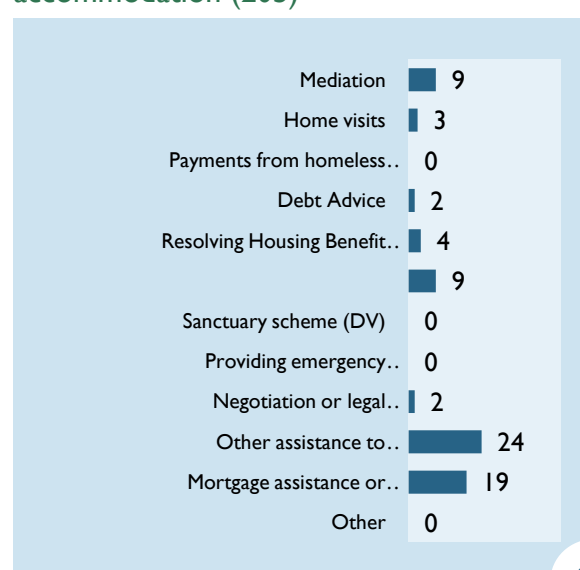
assistance and were offered temporary accommodation. Whilst we do not hold a duty to accommodate all households who come to our service, we are always able to offer advice and options in order to assist the household in sorting their issue. The following two charts show the ways in which we have prevented homelessness in the 2009/10 period.

Enabled household to remain in their home (72)



Source: Hart PIE returns (2009/10)

Household assisted to obtain alternative accommodation (205)



Source: Hart PIE returns (2009/10)

10. Analysis of current affordable housing stock provision in Hart

The following table is an assessment of the district by parish and attempts to provide an overview of the total housing stock within the district and identify of this how much is affordable housing (both rented and shared ownership). Due to inaccuracies in the datasets and data-matching process, it should be used as guidance to inform policy only.

Parish	Dwellings (LLPG)	...of which affordable (Nrosh)	Affordable stock as a percentage	Number on the Housing Register (30th June 2010) ¹	Percentage of unmet need in parish ²
Blackwater	1880	39	2%	49	3%
Bramshill	90	3	3%	0	0%
Church Crookham	3301	114	3%	110	3%
Crandall	699	103	15%	26	4%
Crookham Village	1661	142	9%	60	4%
Dogmersfield	120	3	3%	0	0%
Elvetham Heath	1878	369	20%	66	4%
Eversley	638	55	9%	14	2%
Ewshot	286	11	4%	4	1%
Fleet	9291	974	10%	299	3%
Greywell	101	8	8%	3	3%
Hartley Wintney	2232	329	15%	96	4%
Heckfield	129	16	12%	5	4%
Hook	3121	436	14%	114	4%
Long Sutton	193	22	11%	7	4%
Mattingley	239	13	5%	7	3%
Odiham	2053	226	11%	76	4%
Rotherwick	205	5	2%	3	1%
South Warnborough	256	45	18%	4	2%
Winchfield	267	2	1%	0	0%
Yateley	8003	616	8%	273	3%

Sources: Hart LLPG(2010), Nrosh (2010), Hart Housing Register (June 2010)

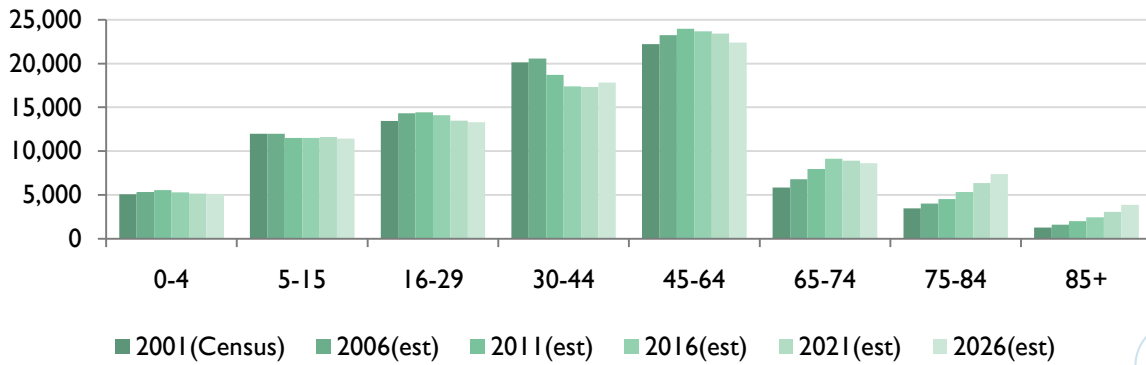
1. Number of households living in the parish, does not include those with a local connection to the parish and so is likely to understate the housing need in a parish, it is recommended this number is complemented by rural housing survey figures.
2. Again percentage does not factor in those with a local connection to a parish

10a

11. Additional data on the Hart district

The following additional data included on the Hart district, whilst not being specific to the Housing Register is relevant in consideration of the potential impacts of some of the trends that can be seen for the district as a whole. In particular the trends relating to an ageing population, suggesting a need for the service to factor this in to future strategies, this is evidenced below.

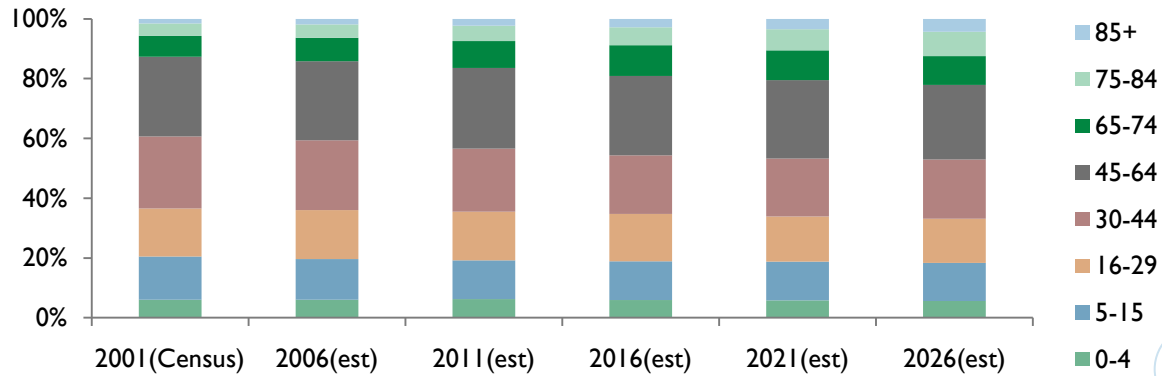
Age profile of Hart district's population and projections to 2026



11a

Source: Hampshire population data 2009

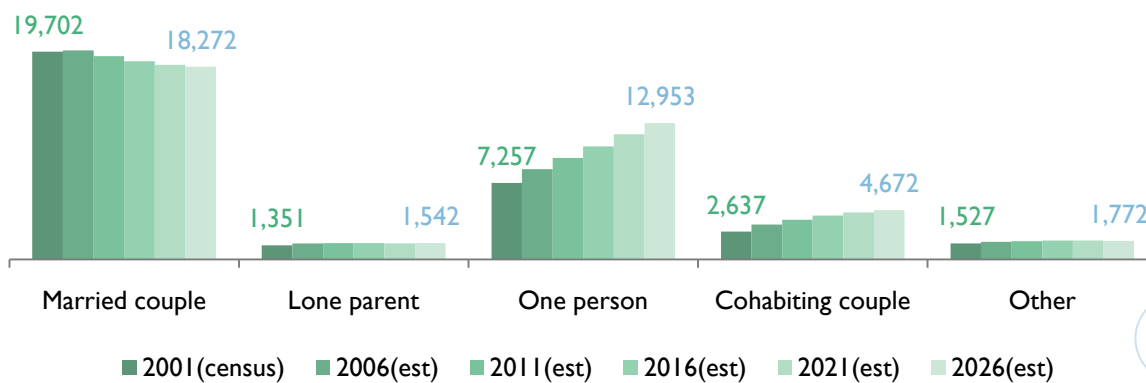
Age profile of Hart district and projections to 2026 - change as a percentage



11b

Source: Hampshire population data 2009

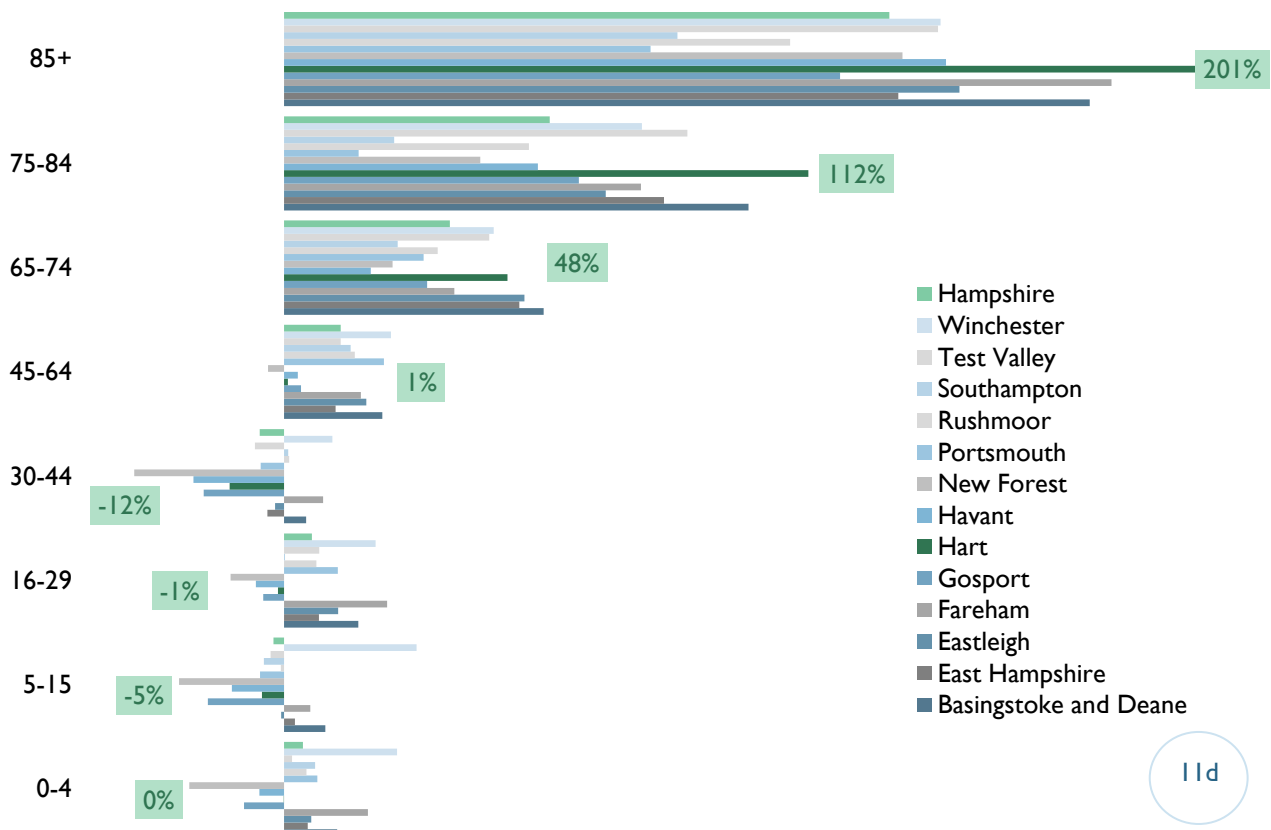
Household composition of Hart and projections to 2026



11c

Source: Hampshire population data 2009

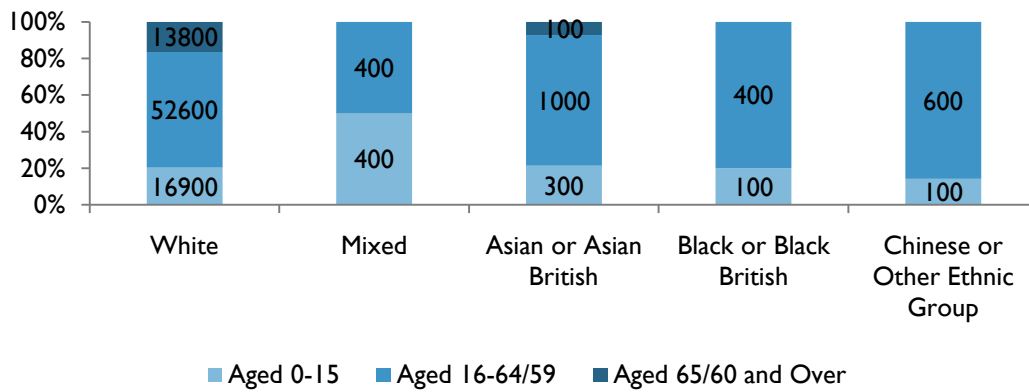
Percentage change in age groups between 2001 and 2026 across Hampshire



IId

Source: Hampshire population data 2009

Age profile of broad ethnic groups (ONS data 2004)



IIf

Source: Hampshire population data 2009

For further information please contact:

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