

Report to Overview and Scrutiny Committee

For: INFORMATION

Date: Monday 15 February 2021



Title: NPH AND AFFORDABLE HOUSING - HOUSING STOCK

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1. EXECUTIVE SUMMARY

- 1.1. Following the overview and scrutiny committee's work planning event held in April 2020, at the request of Councillor Jamie Lane, Chair of the Overview and Scrutiny Committee this briefing note has been prepared as requested to brief the committee on details of the affordable housing within the borough.
- 1.2. The report provides predominantly details of the affordable housing stock owned by NBC and managed by NPH but also includes a short summary of numbers of housing stock owned and managed by other RSL's (Registered Social Landlords) across the borough
- 1.3. The data provided below is accurate as of 1st January 2021

2. RECOMMENDATIONS

- 2.1. The Committee are requested to note the contents of the report.

3. INTRODUCTION

- 3.1 Affordable housing is provided by a number of Housing Associations across Northampton and whilst NBC is by far the largest housing provider there are several other Housing Associations who provide homes across the Northampton borough. All of these housing associations can access and house people from NBC's waiting list.

Housing Associations with housing stock across NBC are listed below:

- Grand Union - 41 homes (6 of those are shared ownership)
- East Midlands Group - 2006 homes
- Futures Group - 371 homes (incl.154 shared ownership)

- Greatwell Homes - 117 homes (incl. 27 shared ownership)
- Muir Group - 53 homes (incl. 30 supported housing units)
- Accent Group - 49 homes
- Longhurst Group - 207 homes
- Derwent Living - 40 homes
- NCHA - 674 homes (incl. 204 shared ownership)
- Paragon Asra Housing - 343 (incl. 53 shared ownership)

3.2 In the last year a total of 88 lets were made by these other Housing Association's from the waiting list.

3.3 NBC are also registered with Homes England as a social housing provider. As described by the National Housing Federation Housing Associations are "social landlords, providing a home for more than six million people in England. They are social landlords because they are independent, non-profit organisations driven by social purpose: reinvesting all their profit back into people, by building new homes and investing in communities. Their focus is on providing homes at prices people can afford". There are almost 1,500 housing associations across the country.

4.0 NBC OWNED AFFORDABLE HOUSING

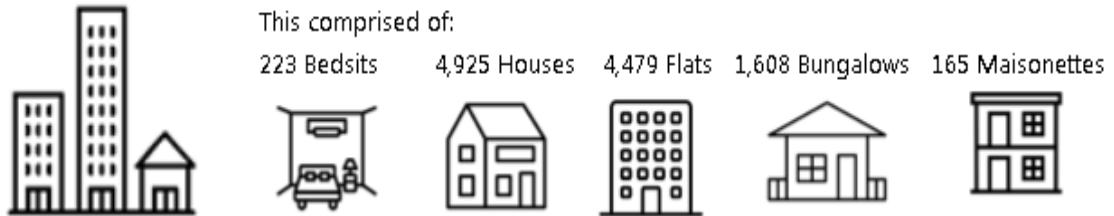
4.1 Members will be aware that "affordable Housing" has a broad definition and includes homes for social rent, affordable rent, shared ownership, leasehold properties and other properties such as caravans. In addition NPH also manage a small number of rooms within schemes through NBC on behalf of social services. For completeness NPH also manage a number of garages on behalf of NBC.

4.2 Numbers of properties fluctuate consistently due to a number of factors, the data provided herewith is as of the 1st January and NPH managed for NBC a total of 11,400. The breakdown between houses, flats, bedsits etc is depicted below:

	bedsits	1 bed	2 beds	3 beds	4 beds	5 beds	TOTAL
Bedsits	223	0	0	0	0	0	223
Bungalows	0	900	686	19	2	1	1,608
Flats	0	3,213	1,234	31	1	0	4,479
Houses	0	21	1,679	2,908	202	115	4,925
Maisonettes	0	6	58	97	4	0	165
TOTAL	223	4,140	3,657	3,055	209	116	11,400

4.3 As explained in 4.1 NPH manage a range of other properties, the full list is depicted below:

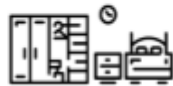
HOUSING STOCK **On 1st January 2021, there were 11,400 dwellings on the rent roll which NPH manage for NBC**



242 properties were let at affordable rent and the rest at social rent

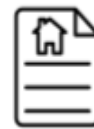
On that date, NPH also managed:

35 pitches at Ecton Lane Travellers' Site



18 rooms at Eleanor Lodge

25 'Empty Homes' owned by private landlords



977 leasehold properties

2,155 garages



5.0 HOUSING DEMAND

5.1 Members will be aware that the "waiting list" is NBC's Housing Register. As of January 2021 there were 2,557 applicants on the waiting list. This is considerable lower than previous reports which is down to NPH regularly purging and managing the list. Every applicant is required to provide supporting evidence for their application within 28 days, if they do not they are now removed from the list and have to re-apply. In addition anyone who has not "bid" for a property in 12-months is also removed from the list.

5.2 Accepted applicants to the waiting list are classified into bandings according to their need (Emergency, Urgent, Moderate, Reduced priority) and each applicant is assessed on need for a type/size of property using NBC's set criteria for households.

5.3 Current (as of the 1st January 2020) breakdown of numbers is as follows:

HOUSING REGISTER



On 1st January 2021, there were 2,557 applicants on the housing register

Bedroom need



1	832	33%
2	854	33%
3	302	12%
3+	110	5%
Awaiting assessment	459	18%

Banding



Emergency	462	18%
A Urgent	1,028	40%
B Moderate	842	33%
C Reduced Priority	225	9%

Applicants in statutory categories



Homeless	232	9%
Owed a duty by any local housing authority	46	2%
Overcrowded, insanitary or unsatisfactory housing	159	6%
Medical, welfare or disability grounds	546	21%

New applications

In the 9 months to January 1st on average **230** households were accepted onto the housing register every month



Armed forces

On January 1st 2021 **9** applicants were members of the UK Armed Forces community



	Emergency	Urgent Need	Moderate Need	Reduced Priority	TOTAL
1 Bed	129	266	350	87	832
2 Beds	188	338	286	42	854
3 Beds	83	124	76	19	302
4 Beds	30	36	17	9	92
5 Beds	7	6	4	1	18
Unknown	25	258	109	67	459
TOTAL	462	1,028	842	225	2,557

Data Source – Housing Register Applications Report 1st January 2021

6.0 LETTINGS

6.1 In the last 9 month period from 1st April to end of December 2020 NPH let on behalf of NBC a total of 518 properties. In addition 131 properties have been let over the last year as Temporary Accommodation (TA), although the number available varies on a weekly basis. A further total of 88 lets were made by other Housing Association's

6.2 A breakdown of the lettings made by NPH are detailed in the diagram below:

LETTINGS

In the 9 months to 1st January 2021, 518 properties were let



	0 bed	1 bed	2 beds	3 beds	4 beds	5 beds	TOTAL
Bedsits	10	0	0	0	0	0	10
Bungalows (including Older Persons)	1	49	26	1	0	0	77
Flats (including Older Persons)	0	171	58	0	0	0	229
Houses	0	13	72	91	10	6	192
Maisonettes	0	6	1	2	1	0	10
TOTAL	11	239	157	94	11	6	518



149 properties were let to NBC



21 were let to applicants who had been living in other social housing

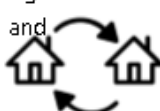


348 were let to applicants who were new to social housing

72 were let through mutual exchanges -

53 to tenants from Northampton and

19 to people from elsewhere



In addition, **88** households were housed by other registered social landlords in the borough

- 6.3 NBC have the statutory responsibility for homelessness and these details are not included here. However in supporting NBC to discharge that duty a number of NBC's housing stock is used to house homeless households as temporary accommodation although on occasions these can become permanent lets. During 2020 we converted 13 such properties to permanent tenancies.

The table below confirms the number of properties used for TA over the last 3 financial years. The number of available properties for TA changes on a regular basis, as of the 14th January 2021 we had 112 properties let with a further 6 being prepared ready to be let which will bring the total to 118 at the end of January 2021.

