

Scrutiny report, Joint Allocations Policy Appendix – Information for Social Housing allocations 2013/14

In July 2014, there were 2295 applicants, who were on the housing register. Of these, 17% were transfer applicants (existing Aspire Housing customers wanting to transfer) and 83% were applicants who were not currently an Aspire customer.

Band	Waiting List Applicants	Transfer Applicants
1	1	1
2	3	6
3	26	23
4	45	106
5	375	102
6	135	0
7	1316	156
Total	1901	394

Table 1

Table 1 provides a snapshot of the number of applicants in each banding. The majority of applicants, both in the waiting list and the transfer categories have been awarded Band 7, which is assessed as no housing need. The allocations Policy review will aim to look into the 'drivers' of applicants being placed in Band 7.

Bed Size	Waiting List (WL)	WL lettings	Transfer's (TR)	TR Lettings
1	1195	301	232	99
2	498	231	102	42
3	165	93	42	42
4	34	9	15	3
5	7	3	3	1
Total	1899	637	394	187

Table 2

Table 2 provides information about the demand (the number of applicants on the housing register) and the supply (actual lettings) of social rented properties by bedroom size within Newcastle-Under-Lyme. The following information can be ascertained:

For every 1 bedroom property there are 3.97 applicants on the waiting list and 2.34 applicants on the transfer list

For every 2 bedroom property there are 2.15 applicants on the waiting list and 2.42 applicants on the transfer list.

For every 3 bedroom property there are 1.77 applicants on the waiting list and 1 applicant on the transfer list.

For every 4 bedroom property there are 3.77 applicants on the waiting list and 5 applicants on the transfer list.

For every 5 bedroom property there are 2.33 applicants on the waiting list and 3 applicants on the transfer list.

The greatest 'pressure' is on 1 bed and 2 bed properties.

Bed Size	WL applicants to bed size need	TR applicants to bed size need
1	1195	232
2	498	102
3	165	42
4	34	15
5	7	3

Table 3

Table 3 captures information about housing need according to bedroom size. The greatest need is for applicants requiring 1 and 2 bed properties.

Band	Lettings made to WL applicants	Lettings made to TR applicants
1	20	11
2	5	9
3	158	36
4	56	51
5	241	46
6	14	0
7	123	23

Table 4

Table 4 provides information on the number of lettings that have been made. In 2013/4, a total of 793 lettings were made, 77% of lettings have been made to waiting list applicants and the remaining 23% to transfer applicants. A significant number of lettings (18% of all lettings) have been made to Band 7 applicants.