

Mid Devon District Council

Supply and Demand Policy – Housing Options

Addressing Needs and Aspirations of Homeless Households and Housing Applicants (Review 2018)

Policy Number:

15 January 2019

Version Control Sheet

Title: Supply and Demand Policy – Housing Options
Addressing Needs and Aspirations of Homeless Households and Housing Applicants
(Review 2018)

Purpose: To review the Meeting the Housing Needs Policy in accordance with the Homelessness Strategy and the Allocations Policy.

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Review Frequency: **Every 3 Years or sooner if required and in accordance with changes in legislation and case law.**

Next review date: **January 2022**

Consultation **This document was sent out for consultation to the following:**

Leadership Team
Cabinet Member for Housing
Homes PDG

Document History

This document obtained the following approvals.

Title	Date	Version Approved
Group Manager - Housing		
Leadership Team		
Homes PDG		
Cabinet		

1.0 Background

- 1.1 In 2015 Mid Devon District Council adopted the Meeting the Housing Needs Policy - Supply and Demand. The policy outlined the state of the current demand for housing. The policy sets out some of the legal background around homelessness and the legal considerations which local authorities must have towards homeless households. These requirements still remain the same as the new legislation reinforces these requirements.
- 1.2 Summary of points noted in the 2015 Supply and Demand Policy – Housing Options Addressing Needs and Aspirations of Homeless Households and Housing Applicants Policy.
- 1.3 From the court judgment in *Nzolomeso v Westminster City Council*, each local authority must develop a policy which:
 - 1.3.1 Outlines the Council's approach to procuring accommodation 'in district', 'close to home' and 'further away'. This must indicate both the anticipated supply and the expected demand over the next year; and
 - 1.3.2 Explains how the Council will decide who will receive priority in the allocation of these properties.
- 1.4 When offering accommodation the main requirements are as follows:
 - 1.4.1 The accommodation must be within the Council's area of operation so far as reasonably practicable: s.208(1);
 - 1.4.2 Where possible, it should be as close as possible to where an applicant was previously living;
 - 1.4.3 The accommodation must be suitable for the applicant and his or her household: s.206(1); and
 - 1.4.4 When assessing suitability, the Council must have regard to the need to safeguard and promote the welfare of any children; and this means that the decision-maker should identify the principal needs of the children, both individually and collectively: s.11(2), Children Act 2004; *Nzolomeso* at para 27.
- 1.5 In addition, a lawful decision on location must give adequate reasons to explain why the Council has decided the above issues in the way that it has.

2.0 Location of temporary accommodation

- 2.1 The judgment identifies three geographical areas that the Council should consider when assessing locational priority. These are defined for the purposes of this policy as follows:
 - 2.1.1 'area of district operation': within the local authority district.

2.1.2 'close to home': within 60 minutes travelling distance of the district, with particular reference to the school, place of employment or other physical place which gives rise to the need to be accommodated close to home. Travelling distance will be defined as travelling by public transport on the quickest available route.

2.1.3 'further away': will be defined as anywhere beyond 60 minutes travelling distance of district. In deciding accommodation offers for individuals and families further away, the Council will always have regard as to the suitability of the property and the area that that property is in. In particular, the Council will consider the availability of services such as schools and health services to ensure that the welfare of children is fully considered in line with the Council's duties under the Children Act 2004.

Qty	Number of Bedrooms	Type	Location	Usage
1	4	House	Cullompton	Emergency
1	3	House	Tiverton	Emergency
6	1	Flat	Cullompton	Emergency
9	1	Flat	Tiverton	Emergency
1	3	Shared House	Tiverton	Emergency
1	2	Flat	Tiverton	Place of Safety
1	3	House	Cullompton	Refugee Accommodation
1	3	Bungalow	Bradninch	Refugee Accommodation
-	-	Bed and Breakfast	South West	Emergency

Emergency accommodation located within Mid Devon

3.0 New Legislation – Homelessness Reduction Act 2017

3.1 The Homelessness Reduction Act 2017 placed new legal duties on English councils so that everyone who is homeless, or at risk of homelessness, will have access to meaningful help, irrespective of their priority need status, as long as they are eligible for assistance. The Act amended part VII of the Housing Act 1996.

4.0 Definition of homelessness/ threatened homelessness

4.1 Part VII of the Housing Act 1996, as amended by the Homelessness Act 2002, sets out the duties owed by English local housing authorities to someone who is homeless or threatened with homelessness. Section (175) of the 1996 Act states that a person is threatened with homelessness if it is likely that they will become homeless within 28 days.

4.2 The Homelessness Reduction Act 2017 extended the number of days from 28 to 56. In addition, people who have received a valid notice under section 21 of

the Housing Act 1988 and the expiry date is within 56 days, will be treated as being threatened with homelessness.

5.0 Duty to provide advisory services

5.1 Under the 2017 Act, local authorities are required to provide or secure the provision of free services to give people in their area information and advice on:

5.1.1 preventing homelessness;

5.1.2 securing accommodation if homeless;

5.1.3 the rights of people who are homeless or threatened with homelessness; and

5.1.4 any help that is available for people who are homeless or likely to become homeless as well as how to access that help

5.2 Local authorities are required to ensure services are designed to meet the needs of particular groups that are at increased risk of becoming homeless including (but not limited to); care leavers, people leaving prison, people who have left the regular armed forces, victims of domestic abuse, people leaving hospital and people suffering from a mental illness or impairment.

5.3 The 2017 Act legally obliges local authorities to assess and provide more meaningful assistance to all people who are eligible and homeless or threatened with homelessness, irrespective of their priority need status.

5.4 Local authorities have a duty to assess all eligible applicants' cases and agree a plan. The first step in the amended framework is for local authorities, once they are satisfied someone is homeless or threatened with homelessness and also eligible for assistance, to carry out an assessment of the applicant's case. These assessments should include the circumstances that have caused homelessness and the housing and support needs of the applicant and their household.

5.5 Local authorities must aim to reach an agreement with applicants on a personalised plan which must be recorded and the plan should set out the steps the applicant and the authority are required to take to ensure accommodation is secured and/or retained. Applicants' assessments and agreements must be kept under constant review until the local authority has determined that no other duty is owed to the applicant under part VII of the 1996 Act.

6.0 The prevention duty: In cases of threatened homelessness

6.1 If a local authority is satisfied that an applicant is threatened with homelessness and is eligible for assistance, they must take 'reasonable steps' – with reference to the applicant's assessment - to help them avoid becoming homeless. Once triggered, the prevention duty would continue for 56 days - or longer if a valid section 21 notice has expired and no alternative

accommodation has been secured - unless it is brought to an end via one of the prescribed conditions. Applicants will have a right to request a review of a decision to end this duty.

7.0 The relief duty: In cases where the applicant is homeless

7.1 Under this clause, local authorities must take 'reasonable steps' – with reference to the applicant's assessment – to help all homeless eligible applicants to secure accommodation for at least six months unless the applicant is referred to another local authority due to having no local connection to the authority they have applied to. Once triggered, the relief duty would continue for 56 days unless it is brought to an end via one of the prescribed conditions. Applicants will have a right to request a review of a decision to end this duty.

8.0 Public authority duty to refer

8.1 Where a "specified public authority" considers that someone they are working with is or may be homeless or threatened with homelessness, they must refer that person's details to a local housing authority but only if the person agrees to the notification being made.

9.0 Update on Mid Devon Background Information

9.1 As of 8 October 2018, Mid Devon District Council had a housing stock of 2,996 units. This represents a drop of 69 units since 2015. In addition, there are a number of registered social landlords operating within the district who have increased their stock, with over 1,400 units.

9.2 Social housing still remains a valuable resource and Mid Devon District Council must ensure that it makes the best use of its stock. Devon Home Choice is the model of Choice Based Lettings adopted by Mid Devon District Council and the majority of registered social landlords operating within Devon.

9.3 The significant gap between the demand for housing that is affordable and the available supply of both social housing and affordable private rented accommodation continues to increase in Mid Devon.

10.0 Devon Home Choice

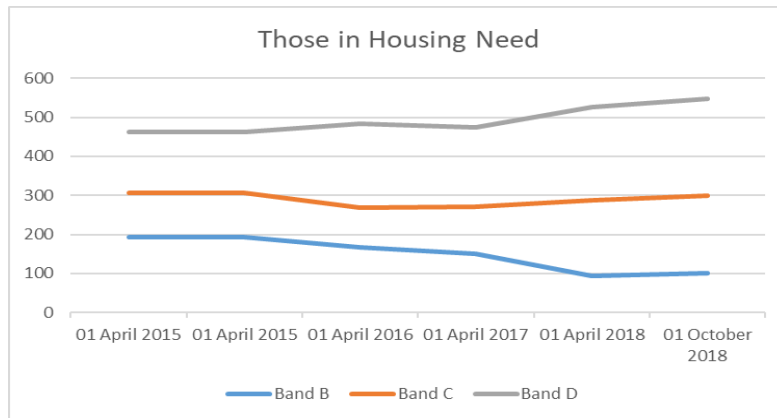
10.1 Mid Devon and the other registered social landlords in the district, still continue to use Devon Home Choice for managing the housing waiting list and letting void properties.

10.2 As of September 2018, Mid Devon had 2,068 applicants registered on the housing waiting list (1.7% increase compared to 2015), with 948 applicants in housing need (13.9% increase compared to 2015). The table below indicates the current housing waiting lists for Mid Devon.

Bedroom Need	Band B	Band C	Band D	Band E	Grand Total
1	43	64	403	522	1032
2	37	80	101	408	626
3	6	113	34	161	314
4	10	35	9	27	81
5	5	7	1	1	14
6				1	1
Grand Total	101	299	548	1120	2068

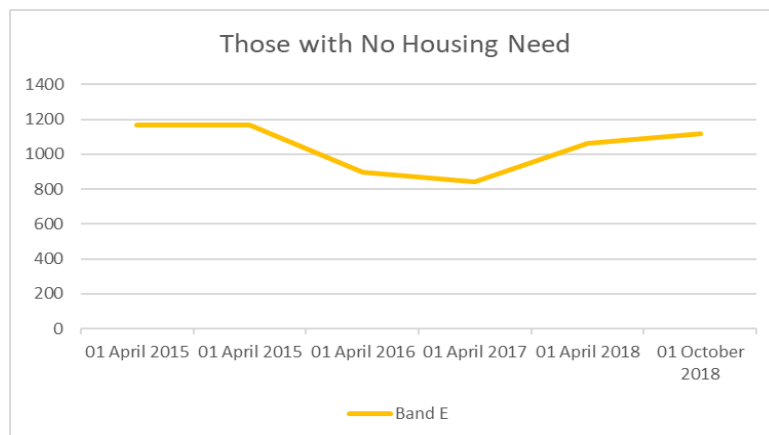
Extracted from DHC September 2018 (Housing Waiting List)

10.3 Since 2015 there has been a decrease in applicants with a high housing need (Band B). However; there has been an increase of 18% for those in Band D since 2017.

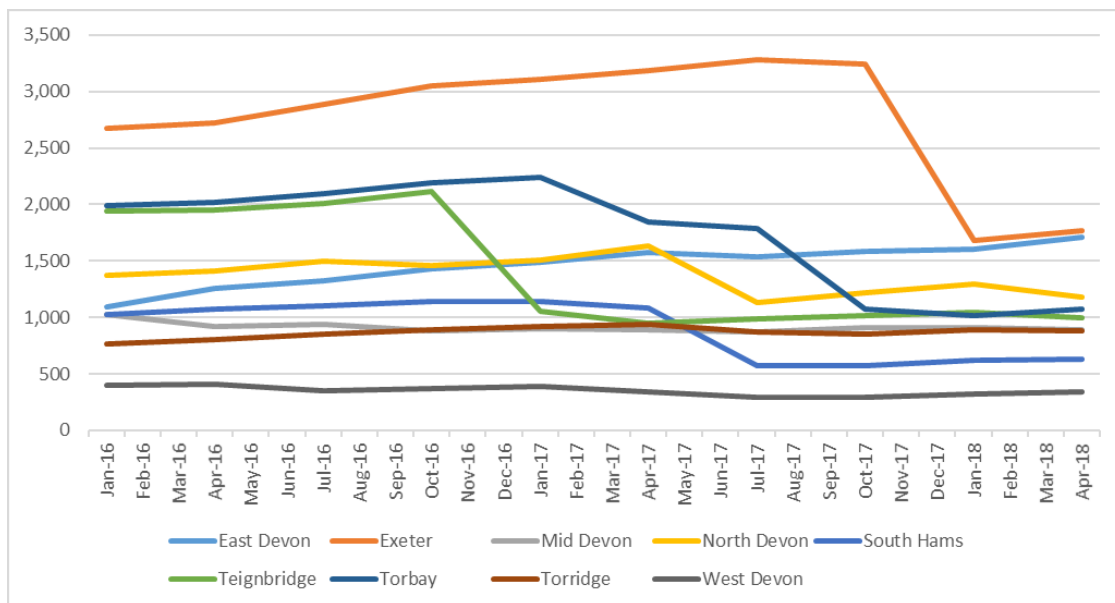


Extracted from DHC September 2018 (Housing Waiting List)

10.4 The number of households in Band E seeking social housing has risen over the last 12 months. This could be due to the introduction of Universal Credit to the region and landlords not always accepting housing benefit tenants.



10.5 These housing waiting list trends are roughly the same as for the other Devon local authorities.



Extracted from DHC September 2018

11.0 New Developments

- 11.1 In 2016/17, 5 registered social landlords delivered 31 new affordable properties in Cullompton, Lapford, Tiverton and Willand. This included a mixture of bedrooms sizes from 1 bedroom flats to 3 bedroom houses.
- 11.2 The delivery of new affordable housing in the district increased in 2017/18, compared to 2016/17. 115 new properties were built in Mid Devon, including 10 Rentplus properties managed by Cornerstone Housing Association. Rentplus allows households to purchase their property after 5, 10 or 15 years. The increase arose via three large development sites; in Tiverton (Farleigh Meadows) and Cullompton (Knowle Lane and Cummings Nursery), seeing the completion of some properties that should have completed the previous year.
- 11.3 During the first half of 2018/19, 18 properties have come forward in Tiverton with more programmed for handover later in the year. Based upon the current demand for housing within Mid Devon the current supply does not meet the current demand for accommodation.
- 11.4 The table below shows the position relating to current housing need using the Devon Home Choice figures on 1 April 2018. It shows the ratio of waiting list demand and the number of years it would take to meet the demand for different property sizes through the turnover in 2017/2018 of existing stock. This is based on the assumption that there is no future need other than the current backlog, which is clearly not the case. We know that further developments are needed to meet our demand.

Waiting List Need, Social Stock Turnover and Demand vs. Supply from MDDC DHC 2017/18 (Including new completed developments 2017/18)

Bedroom Need	Waiting List (DHC) Those in Housing Need	948	Social Stock Turnover		Demand/supply
	Number	%	Number	%	Ratio
1	510	53.8%	99	36.4%	5.15
2	218	23.0%	124	45.6%	1.76
3	153	16.1%	45	16.5%	3.40
4+	67	7.1%	4	1.5%	16.75
Total	948	100.0%	272	100%	3.49

Based upon current properties being allocated via Devon Home Choice.
Extracted from DHC April 2018

12.0 General needs homes let (1 April 2017 to 31 March 2018)

12.1 The table below details the number of general needs properties that were let via Devon Home Choice during 2017/2018, this includes the new developments.

Band	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
A	-	-	1	-
B	52	43	23	5
C	21	69	59	-
D	34	18	1	-
E	2	11	1	-

Extracted from DHC April 2018

13.0 Housing Demand within Mid Devon

13.1 The following appendices indicate the housing need demand for the top 10 areas in Mid Devon, extracted from Devon Home Choice September 2018. The second table shows the number of lets in each town for 2017/18. The final table shows the property demand against turnover of social housing.

14.0 Conclusion

14.1 It is noted that Mid Devon District Council has limited resources available to use for emergency/temporary accommodation. The Housing Options Team will endeavour to source accommodation within the district using either its own temporary accommodation units or commercial units in the district.

Qty	Number of Bedrooms	Type	Location	Usage
1	4	House	Cullompton	Emergency
1	3	House	Tiverton	Emergency
6	1	Flat	Cullompton	Emergency
9	1	Flat	Tiverton	Emergency
1	3	Shared House	Tiverton	Emergency
1	2	Flat	Tiverton	Place of Safety
1	3	House	Cullompton	Refugee Accommodation
1	3	Bungalow	Bradninch	Refugee Accommodation
-	-	Bed and Breakfast	South West	Emergency

Emergency accommodation located within Mid Devon

14.2 There may be times that Mid Devon uses accommodation outside of the district depending on individual circumstances. When the Council accommodates a household in temporary accommodation or offers of permanent accommodation, it will undertake an equality impact assessment under the Equality Act 2010 and have due regard to the Public Sector Equality Duty, when applying the test of suitability when making offers of permanent accommodation.

14.3 The Housing Options Team will try to relocate the household back into the district when vacancies rise. It will also consider other factors such as:

- Risk of violence
- Employment
- Education
- Health
- Other support needs

Appendices 1
Tiverton

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs	7	9	135	172	323
	Maximum of 3 Steps	6	11	11	13	41
	Part Wheelchair	1		2	1	4
	Step Free	3	1	2	12	18
	Wheelchair Accessible	2	1			3
2 Bed	General Needs	8	29	29	147	213
	Maximum of 3 Steps	2	3	1	4	10
	Part Wheelchair				2	2
	Step Free	1			1	2
	Wheelchair Accessible			1	1	2
3 Bed	General Needs	2	49	14	60	125
	Maximum of 3 Steps		1		1	2
	Part Wheelchair				1	1
	Step Free				1	1
4 Bed	General Needs	6	14	3	12	35
	Maximum of 3 Steps				1	1
5 Bed	General Needs	2	3			5
	Maximum of 3 Steps				1	1
6 Bed	General Needs				1	1
	Grand Total	40	121	198	431	790

Properties let in Tiverton during 2017/18 on Devon Home Choice:

Bedroom	Bedsit	Bungalow	Flat	House	Maisonette	Grand Total
1 bed	1	8	29		1	39
2 beds		6	16	22	6	50
3 beds				42		42
4 beds				3		3
Grand Total	1	14	45	67	7	134

Property demand against turnover of social housing:

Waiting List (DHC) Those in Housing Need Band A-D (Tiverton)			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio Years
1	191	53.10%	39	29.10%	4.9
2	74	20.60%	50	37.30%	1.48
3	66	18.40%	42	31.30%	1.5
4+	28	7.90%	3	2.30%	9.3
Total	359		134		

Appendices 2
Cullompton

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs	6	2	70	68	146
	Maximum of 3 Steps	5	11	3	4	23
	Part Wheelchair				4	4
	Step Free		2	2	6	10
2 Bed	General Needs	4	18	25	85	132
	Maximum of 3 Steps	2	2	1	4	9
	Step Free	1				1
	Part Wheelchair				1	1
	Wheelchair Accessible				1	1
3 Bed	General Needs		25	5	29	59
	Maximum of 3 Steps		1	1		2
4 Bed	General Needs		7		2	9
5 Bed	General Needs	2				2
	Grand Total	18	68	107	204	399

Properties let in Cullompton during 2017/18 on Devon Home Choice:

Bedroom	Bungalow	Flat	House	Other	Grand Total
1 bed	8	17			25
2 beds	6	13	21	2	42
3 beds			22		22
4 beds			2		2
Grand Total	14	30	45	2	91

Property demand against turnover of social housing:

Waiting List (DHC) Those in Housing Need Band A-D (Cullompton)			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio
1	164	63.6%	25	27.4%	6.56
2	53	20.5%	42	46.2%	1.2
3	32	12.4%	22	24.2%	1.4
4+	9	3.5%	2	2.2%	4.5
Total	258		91		

Appendices 3
Crediton

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs	6	1	46	50	103
	Maximum of 3 Steps	1	4		8	13
	Part Wheelchair				1	1
	Step Free	1	1	2	5	9
	Wheelchair Accessible		2			2
2 Bed	General Needs	2	13	11	67	93
	Maximum of 3 Steps		1	1	2	4
	Step Free		1			1
3 Bed	General Needs	3	16	2	33	54
	Maximum of 3 Steps			1		1
	Part Wheelchair		1		1	2
	Step Free	1				1
4 Bed	General Needs	2	6		1	9
5 Bed	General Needs	1	1			2
	Grand Total	16	46	63	168	295

Properties let in Crediton during 2017/18 on Devon Home Choice:

Row Labels	Flat	House	Grand Total
1 bed	11		11
2 beds	3	5	8
3 beds		6	6
Grand Total	14	11	25

Property demand against turnover of social housing:

Waiting List (DHC) Those in Housing Need in Band A- D (Crediton)			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio
1	64	50.4%	11	44.0%	5.82
2	29	22.8%	8	32.0%	3.63
3	24	18.9%	6	24.0%	4.00
4+	10	7.9%	0	0.0%	-
Total	127		25		

Appendices 4
Uffculme

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs	1		13	12	26
	Maximum of 3 Steps			2	1	3
2 Bed	General Needs		3	3	15	21
	Maximum of 3 Steps	3	1	2		6
	Part Wheelchair	2				2
	Step Free	1				1
	Wheelchair Accessible	1				1
3 Bed	General Needs		6		5	11
4 Bed	General Needs		3			3
	Grand Total	8	13	20	33	74

Properties let in Uffculme during 2017/18 on Devon Home Choice

Row Labels	Bungalow	Flat	House	Grand Total
1 bed	3	2		5
2 beds	1		4	5
Grand Total	4	2	4	10

Property demand against turnover of social housing

Waiting List (DHC) Those in Housing Need Band A - D			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio
1	16	39.0%	5	50.0%	3.20
2	16	39.0%	5	50.0%	3.20
3	6	14.6%	-	0.0%	-
4+	3	7.3%	-	0.0%	-
Total	41		10		

Appendices 5
Willand

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs	1		15	8	24
	Maximum of 3 Steps		5	1	3	9
	Step Free				1	1
2 Bed	General Needs		2	3	12	17
	Maximum of 3 Steps				1	1
3 Bed	General Needs		4	1	5	10
	Maximum of 3 Steps				1	1
4 Bed	General Needs		1			1
5 Bed	General Needs	1				1
	Grand Total	2	12	20	31	65

Properties let in Willand during 2017/18 on Devon Home Choice:

Bedroom	Bungalow	House	Grand Total
1 bed	1		1
2 beds	1		1
3 beds		2	2
Grand Total	2	2	4

Property demand against turnover of social housing

Waiting List (DHC) Those in Housing Need Band A – D (Willand)			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio
1	22	64.7%	1	25.0%	22.00
2	5	14.7%	1	25.0%	5.00
3	5	14.7%	2	50.0%	2.50
4+	2	5.9%	-	0.0%	-
Total	34		4		

Appendices 6
Bampton

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs	1		3	19	23
	Maximum of 3 Steps		1	1	3	5
	Step Free				3	3
2 Bed	General Needs	1	1	2	16	20
	Maximum of 3 Steps	1				1
	Wheelchair Accessible		1			1
3 Bed	General Needs		3		4	7
4 Bed	General Needs		3			3
	Grand Total	3	9	6	45	63

Properties let in Bampton during 2017/18 on Devon Home Choice:

Bedroom	Bungalow	House	Grand Total
1 bed	1		1
2 beds		2	2
Grand Total	1	2	3

Property demand against turnover of social housing:

Waiting List (DHC) Those in Housing Need Band A – D (Bampton)			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio
1	6	33.3%	1	33.3%	6.00
2	6	33.3%	2	66.7%	3.00
3	3	16.7%	0	0.0%	-
4+	3	16.7%	0	0.0%	-
Total	18		3		

Appendices 7
Hemyock

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs			7	11	18
	Maximum of 3 Steps				2	2
	Step Free			1		1
2 Bed	General Needs			6	11	17
	Maximum of 3 Steps				1	1
	Part Wheelchair				1	1
3 Bed	General Needs		3	3	4	10
	Maximum of 3 Steps		1			1
4 Bed	General Needs	1	1			2
	Grand Total	1	5	17	30	53

Properties let in Hemyock during 2017/18 on Devon Home Choice:

Row Labels	Bungalow	Flat	House	Grand Total
1 bed	1			1
2 beds	1	4	2	7
3 beds			1	1
Grand Total	2	4	3	9

Property demand against turnover of social housing:

Waiting List (DHC) Those in Housing Need Band A – D (Hemyock)			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio
1	8	34.8%	1	11.1%	8.00
2	6	26.1%	7	77.8%	0.86
3	7	30.4%	1	11.1%	7.00
4+	2	8.7%		0.0%	-
Total	23		9		

Appendices 8
Bradninch

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs		1	13	4	18
	Maximum of 3 Steps		1	2	1	4
	Step Free			1		1
2 Bed	General Needs			1	8	9
	Maximum of 3 Steps					0
	Step Free	1		1		2
3 Bed	General Needs		5	1	5	11
4 Bed	General Needs		2		1	3
	Grand Total	1	9	19	19	48

Properties let in Bradninch during 2017/18 on Devon Home Choice:

Bedroom	Bungalow	Flat	House	Grand Total
1 bed	1	1		2
2 beds	4	1	2	7
3 beds			4	4
Grand Total	5	2	6	13

Property demand against turnover of social housing:

Waiting List (DHC) Those in Housing Need Band A – D (Bradninch)			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio
1	18	62.1%	2	15.4%	9.00
2	3	10.3%	7	53.8%	0.43
3	6	20.7%	4	30.8%	1.50
4+	2	6.9%	0	0.0%	-
Total	29		13		

Appendices 9
Halberton

Housing demand:

Property Size	Property Type	Band B	Band C	Band D	Band E	Grand Total
1 Bed	General Needs			5	4	9
	Maximum of 3 Steps	1			1	2
	Part Wheelchair			1		1
2 Bed	General Needs		1	2	3	6
3 Bed	General Needs		1		1	2
4 Bed	General Needs					0
Grand Total		1	2	8	9	20

Properties let in Halberton during 2017/18 on Devon Home Choice:

Bedroom	House	Grand Total
2 beds	1	1
Grand Total	1	1

Property demand against turnover of social housing:

Waiting List (DHC) Those in Housing Need Band A - D			Social Stock Turnover		Demand
Bedroom Need	Number	%	Number	%	Ratio
1	7	63.6%	0	0.0%	-
2	3	27.3%	1	100.0%	3.00
3	1	9.1%	0	0.0%	-
4+		0.0%		0.0%	-
Total	11		1		