

**Mid Devon District Council**

**Supply and Demand Policy – Housing Options**

**Addressing Needs and Aspirations of Homeless Households & Housing Applicants**

Policy Number: HSG 1

**December 2015**

## Version Control Sheet

*Title:* Supply and Demand Policy – Housing Options  
Addressing Needs and Aspirations of Homeless Households & Housing Applicants

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

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*Consultation* **This document was sent out for consultation to the following:**  
Management Team  
Cabinet Member  
PDG Decent and affordable Homes

## Document History

This document obtained the following approvals.

Title	Date	Version Approved
Head of Service		
Management Team		
PDG Decent and Affordable Home		
Cabinet		
Council		
Audit	<b>09/10/2015</b>	

## **1.0 Background Case Law**

- 1.01 On 2nd April 2015, the Supreme Court gave its judgment in the case of *Nzolameso v Westminster City Council*. The case sets legal precedent and has implications for the way in which all local authorities must now make decisions as to where to place a family to whom they owe a duty under Part VII of the Housing Act 1996. The case established the need for documenting and formalising decision making processes.
- 1.02 The judgment was handed down on 2nd April 2015 following the Supreme Court case on 17th March 2015, where the Court found against Westminster City Council. They concluded that ‘the authority could not show that the offer of a property in Bletchley was sufficient to discharge Westminster’s legal obligations under the 1996 Act’. The judgment concludes that the authority did not explain adequately ‘what, if any, consideration had been to providing accommodation in or nearer the district. Additionally, the judgment concludes that the authority could not ‘show that they have properly discharged their obligation under section 11 of the Children Act 2004’.

## **2.0 Guidance within the judgment**

- 2.1 The outcome of this case is to provide guidance to local authorities as to how they should go about explaining their decisions as to the location of any properties offered to homeless applicants. The guidance recognises that authorities are entitled to take account of the resources available to them, the difficulties of procuring sufficient units of accommodation at affordable prices in their area and the practicalities of procuring accommodation in nearby authorities. However, the decision on an individual case will depend on the policies which the authority has adopted both for the procurement and allocation of these units.
- 2.2 From the court judgment in *Nzolomeso v Westminster City Council*, each local authority must develop a policy which:
  - a) Outlines the Council’s approach to procuring accommodation both ‘in district’, ‘close to home’ and ‘further away’. This must indicate both the anticipated supply and the expected demand over the next year.
  - b) Explains how the Council will decide who will receive priority in the allocation of these properties.
- 2.3 Following the decision of the Supreme Court in *Nzolameso v Westminster City Council* [2015] UKSC 22; [2015] PTSR 549, there are now four main layers of substantive legal obligations that apply to decision making about the location of accommodation secured under the homelessness legislation in Part 7, Housing Act 1996.
- 2.4 As a preliminary point, these requirements apply to all accommodation secured under Part 7. That is not to say that they apply in precisely the same

way to, e.g. s.188 interim accommodation as to final offers of permanent accommodation under s.193(7).

2.5 The main requirements are as follows:

- a) The accommodation must be within the Council's area of operation so far as reasonably practicable: s.208(1)
- b) Where possible, it should be as close as possible to where an applicant was previously living;
- c) The accommodation must be suitable for the applicant and his or her household: s.206(1); and –
- d) 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; Nzolameso at para 27.

2.6 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. The Westminster judgment sets out three geographical areas the local authorities should consider when assessing locational priority: 'in district', 'close to home' and 'further away'. The Council must consider the definitions which will apply, particularly in relation to the category 'close to home'.

2.7 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:

- a) 'area of district operation': within the local authority district.
- b) '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.
- c) '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.

2.8 Each week the Council provides temporary accommodation to families and single adults. Given the scale of demand, our policy in terms of who has priority for accommodation must adequately reflect what is feasible to achieve and also must ensure that the processes for allocation are relevant and effective.

- 2.9 The Council's temporary accommodation consists of a mix of its own stock, private sector properties and private bed and breakfasts which are procured on a day to day basis. It is increasingly difficult for the authority to find affordable bed and breakfast accommodation, a problem now being experienced in many councils. We also have to factor in the revenue generated from Housing Benefit for each claimant.
- 2.10 In addition to the properties procured in the district, the Council procures bed and breakfast accommodation and private sector leasing properties in the neighbouring authorities. These properties are not in-district but are within 60 minutes of travelling distance of Mid Devon.

### **3.0 Equalities Implications**

- 3.1 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 3.2 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- a) Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
  - b) Advance equality of opportunity between people who share a protected characteristic and those who do not.
  - c) Foster good relations between people who share a protected characteristic and those who do not.

### **4.0 General**

- 4.01 The aim of this policy is to provide a framework for the fair allocation of the limited supply of affordable temporary accommodation within and close to Mid Devon. This policy applies to temporary accommodation secured under Part 7, Housing Act 1996 and under Part 3, Children Act 1989.
- 4.02 The award of in-district or 60 minutes travel priority does not guarantee the provision of temporary accommodation within those areas. Where the household is in receipt of welfare benefits, this may place additional constraints on the availability of affordable accommodation, including constraints on its type and location.
- 4.03 Nothing in this policy should prevent a household from considering other housing options, including asking the Council for advice, support and assistance in relocating to more settled accommodation.

## **5.0 In-district priority**

- 5.01 Priority for available in-district accommodation will be given to certain households who have a compelling need to be housed within Mid Devon. Such priority does not guarantee an in-district placement, but should suitable and affordable accommodation be available within that area, it does give that household priority over others without that assessed priority.
- 5.02 Applicants and their household members to be housed with them who satisfy one or more of the following criteria will qualify for in-district priority:
- a) They are receiving treatment for a physical or mental health condition from a specialist hospital unit which cannot be transferred to another NHS service or they are at a critical point in their treatment.
  - b) They have a longstanding arrangement to provide care and support to another family member in Mid Devon who is not part of the household. Carers will need to be in receipt of Carer's Allowance and/or the person they care for must be in receipt of middle or high rate DLA care component or the daily living component of personal independence payment (PIP).
  - c) Children subject to a Child Protection Plan in Mid Devon which cannot be transferred to another local authority without causing serious detriment to a child's welfare.
  - d) Children subject to an Education, Health and Care Plan in Mid Devon which cannot be transferred to another local authority without causing serious detriment to a child's welfare.
  - e) Other circumstances which demonstrate an exceptional and compelling need that cannot be met outside the district.

## **6.0 The 60 minutes travel priority**

- 6.01 Priority for accommodation within 60 minutes travelling distance of Mid Devon by public transport ("60 minutes travel priority") will be given to certain households who have a compelling need to be housed within that area.
- 6.02 Such priority does not guarantee a placement within 60 minutes travelling distance of Mid Devon by public transport, but should suitable and affordable accommodation be available within that area, it does give the household priority over others without that assessed priority.
- 6.03 Applicants, or their household members to be housed with them, who satisfy one or more of the following criteria will qualify for 60 minutes travel priority:
- a) They have been continuously employed within Mid Devon for 16 hours or more per week in a role which cannot be transferred to another area. Applicants must have been employed in this role for six months prior to the date of application and remain so employed. Women who are on maternity leave from employment and meet the criteria will also be prioritised for placements within 60 minutes travelling distance of Mid Devon by public transport. Wherever practicable we will seek to place

such households within 60 minutes travelling distance by public transport from their place of employment at the time of application.

- b) Children who are enrolled in GCSE, AS, or A level courses in Mid Devon, with public exams to be taken within the next academic year. Wherever practicable we will seek to place such households within 60 minutes travelling distance of their school or college, by public transport.
- c) Other circumstances, where they demonstrate an exceptional and compelling need to be housed within 60 minutes travelling distance of Mid Devon by public transport.

## **7.0 No locational priority**

- 7.01 Applicants who meet none of the criteria may be offered properties further afield when no suitable property is available within Mid Devon or within 60 minutes travelling distance of Mid Devon by public transport.
- 7.02 The Council will have regard principally to the needs of any children in the household, and to the need to safeguard and promote the children's welfare. In particular, regard will be had to any disruption to schools, medical care, social work or other key services and support. However, due to the scarcity of temporary accommodation nearer to Mid Devon, of themselves these factors will not normally confer locational priority.

## **8.0 Mid Devon Background Information**

- 8.01 MDDC had a housing stock of 3,065 (Appendix 1) dwellings as at 1 June 2015. In addition to this, there is a number of Registered Social Landlords (RSLs) operating within Mid Devon who have 1,339 dwellings (Appendix 2). Together we have a total of 4,404 social Housing properties within the District (Appendix 3).
- 8.02 Social housing is a valuable resource and MDDC must ensure that it makes the best use of its stock. Devon Home Choice (DHC) is the model of Choice Based Lettings adopted by MDDC and the majority of RSLs operating within Devon have agreed to allocate housing through this jointly operated Choice Based Lettings Scheme.
- 8.03 Registered providers of Social Housing (RPs) including (RSLs) will give preference to certain applicants where necessary and let their own properties. They will also verify the applicant making sure they are eligible for an offer as per their allocation policies.
- 8.04 DHC has been introduced across the whole of Devon. MDDC co-ordinates DHC within Mid Devon and maintains the Housing Register operating within the area. MDDC co-ordinate the allocation process and provide, where appropriate, RSLs with the nominated household following the bidding process.

- 8.05 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. It has been significantly impacted by Welfare Reform, specifically the changes to Local Housing Allowance (LHA) and the introduction of the Overall Benefit Cap (OBC).
- 8.06 The LHA caps had a significant impact on the Council's ability to procure properties in the private rented sector both for the prevention of homelessness and the discharge of the homeless duty. The LHA caps make it unaffordable for most households who require 4+ bedrooms or more to live in Mid Devon, unless they are in receipt of Working Tax Credit and therefore exempt from the OBC.
- 8.07 Although the District is still potentially affordable for households who require one or two bedroom properties, landlords in the District typically do not tend to rent accommodation to households in receipt of benefits, and efforts to address this with landlords have had limited success to date. Also market demands mean Local landlords can set rents above LHA rates, and Housing Benefit will only make payments up to the LHA rate for a property.
- 8.08 When a household approaches the Council in housing need, the Housing Options team will try to prevent homelessness wherever possible. If this is not possible the Housing Options team will make a formal assessment against a number of criteria as prescribed in homelessness legislation, before determining whether there is a statutory duty to rehouse a homeless applicant.
- 8.09 The Council has a duty to provide suitable housing to accepted homeless households under section 193 of the Housing Act 1996. It also has a duty to prevent homelessness and to offer advice and assistance to intentionally homeless households and non-priority households.
- 8.10 This policy should enable the Council to make suitable offers of accommodation to help with the shortage of housing. The Council may offer accommodation that may not meet the expectations of an applicant, but will take into account what is available in terms of suitability for that household.
- 8.11 In making offers, the Council will consider relevant factors such as employment, health, transport, education and accommodation. When making offers the Council may need to sometimes place applicants outside the District in accordance with the policy and therefore may not meet the expectations of the applicant.

## **9.0 Devon Home Choice**

- 9.01 The introduction of DHC in February 2009 has helped with the Council's stated aim of improving access to affordable housing. The scheme was revised in 2012 to reflect the bedroom occupancy changes made in the welfare reforms.



- 9.02 The chart below (Fig 1) shows the number of households on the waiting list for social housing in Mid Devon between 2005 and 2015, it shows a large decrease in 2009 after the introduction of Choice Based Lettings, which cleared many old applications from the database.
- 9.03 Since then the Housing waiting list has increased due to the reduction of available properties in the private sector, it also appears that housing applicants have joined the scheme in order to make themselves eligible for new developments being built by RSLs.

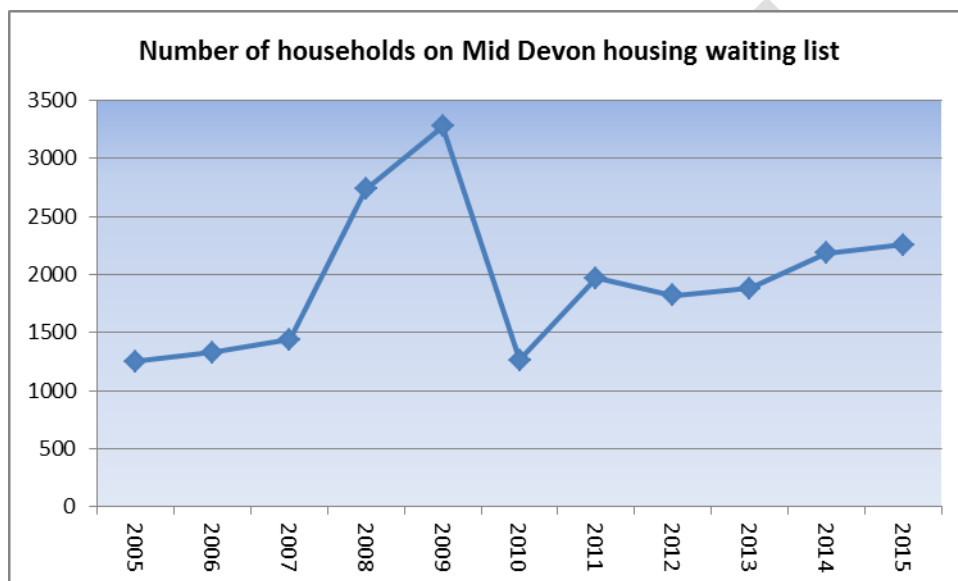


Fig 1 - Extracted from DHC (1 June 2015)

- 9.04 As at 1 June 2015, there were 2,236 applicants registered on Devon Home Choice within Mid Devon. Applications are assessed and put into one of five bands these being A, B, C, D, and E. The 'A' bands are those needing emergency accommodation. The 'B' band applicants have a high housing need and those in the 'E' band have no housing need.

## 10.0 Current Breakdown of the waiting list by Banding and Bedroom Need

- 10.01 The table below illustrates the breakdown of households within MDDC on Devon Home Choice, as of 1 June 2015, which shows over half of applicants are in band E with no housing need. It also shows that almost half of the waiting list requires a 1 bedroom property. The government's welfare reforms especially the removal of the spare bedroom subsidy has affected the numbers of households seeking to downsize.

	1	2	3	4	5	6	7	Total
Band B	107	78	8	6	6	1	2	208
Band C	62	112	87	49	3	0	0	313
Band D	391	101	22	13	2	0	0	529
Band E	554	479	178	22	1	0	0	1234
<b>Total</b>	<b>1114</b>	<b>770</b>	<b>295</b>	<b>90</b>	<b>12</b>	<b>1</b>	<b>2</b>	<b>2284</b>

Fig 2 - Extracted from DHC (10 August 2015)

10.02 In 2014-2015 we completed 58 new developments within the District, but this does not match the demand for accommodation.

10.03 The table below (Fig4) is taken from the Devon Home Choice figures on 1 June 2015. It shows the ratio of waiting list demand and the number of years it would take to meet the demand for individual property sizes through the turnover of existing stock.

10.04 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.

10.05 This breakdown is based upon current properties being allocated via Devon Home Choice.

### 11.0 Waiting List Need, Social Stock Turnover and Demand vs. Supply from MDDC DHC 2014/15(Including new completed developments 2014/15)

Stock Size	Waiting List (DHC)		Social Stock Turnover		Demand
	Number	%	Number	%	Ratio
1 bedroom	1114	48.8	99	39.6	11.25
2 bedroom	770	33.7	113	45.2	6.81
3 bedroom	295	12.92	36	14.4	8.19
4+ bedroom	105	4.58	2	0.8	52.5
<b>Total</b>	<b>2284</b>	<b>100.0</b>	<b>250</b>	<b>100.0</b>	<b>9.14</b>

Fig 4 - Extracted from DHC (1<sup>st</sup> June 2015)

11.01 The study also found under-occupation in the social rented sector of 11.5%, suggesting that there are around 266\* social rented properties, which are under-occupied by two or more bedrooms with over 183 of these in the Council's own stock. \*(Extracted from DHC 1<sup>st</sup> June 2015 applicants requesting downsizing)

### 12.0 Analysis of 4+ Bedrooms within Mid Devon

12.01 Currently in Mid Devon we have limited supply of 4+ bedroom properties within the District. As a result the Council may have to allocate smaller properties to house larger Homeless families to whom we have a duty.

12.02 The table below shows the current stock with 4+ Bedrooms for Housing Associations and Local Authority stock with the maximum number of people allowed per property (Fig 4). The result clearly shows that there is a shortage of larger accommodation in the District.

Type	Social Sector	Bed Size	Maximum number of people	Qty	Location
House	LA	6	10	1	Tiverton
House	LA	5	10	1	Nymet Rowland
House	LA	5	10	1	Poughill
House	LA	4	10	2	Bampton
House	LA	4	10	1	Chawleigh
House	LA	4	10	1	Cullompton
House	LA	4	10	1	Down St Mary
House	LA	4	10	1	Shobrooke
House	LA	4	10	26	Tiverton
House	LA	4	10	2	Willand
House	LA	4	8	1	Ashill
House	LA	4	8	1	Kentisbeare
House	LA	4	8	1	Willand
Bungalow	LA	4	7	1	Yeoford
House	HA	4	6	1	Uffculme
House	HA	4	6	6	Cullompton
House	HA	4	6	1	Copplestone
House	HA	4	6	6	Tiverton
House	HA	4	6	1	Bradninch
House	HA	4	6	1	Lapford
House	HA	4	6	2	Silverton
House	LA	4	6	1	Crediton
Total				60	

Fig 5 - Extracted from LA & HA Stock 1 June 2015

12.03 The above table shows that within the District it is only the Council which has properties that will accommodate families larger than 6 persons. Housing Associations will consider housing larger households but this will be based upon their own adopted policies.

Over the last 5 years the Council has only allocated fifteen 4+ bedroom properties with no 4+ properties being allocated during 2014/15.

4+ Bedrooms Allocated on DHC 2010-2015									
	Bedroom Size	LA or HA	Allocated	Max Persons	Town	No of Bids	Band	Date	Local Connection
2010-2011	4 Bed	HA	1	6	Cullompton	58	B	Not Available	Yes
	4 Bed	LA	1	7	Yeoford	84	B	Not Available	Yes
	4 Bed	LA	1	10	Tiverton	74	B	Not Available	Yes
	5 Bed	No Properties	-	-	-	-	-	-	-
2011-2012	4 Bed	HA	1	6	Silverton	55	C	29/01/2012	S106
	5 Bed	No Properties	-	-	-	-	-	-	-
2012-2013	4 Bed	LA	1	8	Chawleigh	96	B	29/11/2011	Yes
	4 Bed	HA	1	6	Cullompton	58	B	12/07/2011	No
	4 Bed	HA	1	6	Cullompton	58	B	11/08/2010	Yes
	4 Bed	HA	1	6	Cullompton	23	B	28/11/2012	Yes
	4 Bed	HA	1	6	Cullompton	148	B	12/07/2012	No
	4 Bed	HA	1	6	Lapford	25	E	23/08/2011	Yes + S106
	5 Bed	No Properties	-	-	-	-	-	-	-
2013-2014	4 Bed	LA	1	7	Tiverton	32	B	22/03/2013	Yes
	4 Bed	LA	1	10	Tiverton	76	C	26/10/2010	Yes
	4 Bed	HA	1	6	Tiverton	35	C	15/04/2009	Yes
	4 Bed	HA	1	6	Uffculme	22	C	05/03/2013	Yes
	5 Bed	LA	1	9	Poughill	3	B	09/08/2013	Yes
2014-2015	4 Bed	No Properties	-	-	-	-	-	-	-
	5 Bed	No Properties	-	-	-	-	-	-	-

Fig 5 - Extracted from DHC Lets Summary 2010-2015

### 13.0 Conclusion

13.01 Within the District we have very little larger accommodation for families and as a consequence we may allocate homes which are not in the applicant's preferred area of choice. We may occasionally have to house households in 'Housing Need' out of the District on a temporary basis. We will however endeavour to meet the needs of our Housing applicant.

### 14.0 Related Documents

- a. MDDC Homelessness Strategy 2015-2018
- b. Housing Act 1996 Part vi
- c. Housing Act 1996 Part vii, as amended by the Homelessness Act 2002

### 15.0 Diversity and Equal Opportunities

15.01 Mid Devon District Council is committed to reflecting the full diversity of the community it serves and to promoting equality of opportunity for everyone. The Housing Service will tailor its services to meet the diverse needs of individuals.

## Appendix 1

The table shows the Council's current housing stock. We have a total of 3,065 properties within Mid Devon of which 22% are classed as sheltered accommodation. MDDC is the only registered provider currently providing five and six bedroom properties in the District (Fig 7).

## Appendix 2

This table shows the 1,339 Housing Association stock within the District. 32% of Housing Associations' stock is classed as sheltered accommodation (Fig 8).

## Appendix 3

This table shows the combined total stock held in the District as of April 2015. (Fig 6 & 9)  
We have a total of 4,404 properties with 25% sheltered accommodation.

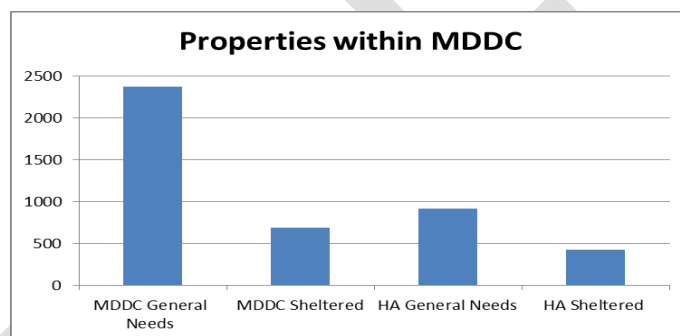


Fig 6 - Extracted from Orchard Stats & Housing Enabling Stats 1 June 2015

## Appendix 4

The table shows the total number of properties allocated during 2014/15. During this period we allocated 250 properties through Devon Home Choice. Of this total 59% was MDDC stock (Fig 10)

## Appendix 5

A summary of general needs and sheltered accommodation lets from 2010-2015 (Fig 11-15)

Appendix 1

CURRENT LA PROPERTY STOCK AS OF APRIL 2015																								
AREA	TYPE OF ACCOMMODATION																				TOTAL			
	GENERAL NEEDS HOUSES						GENERAL NEEDS FLATS				GENERAL NEEDS BUNGALOWS				SUPPORTED ACCOMMODATION BUNGALOWS						TOTAL	General	Supported	
	6BH	5BH	4BH	3BH	2BH	1BH	Bedsit	1BF	2BF	3BF	1BB	2BB	3BB	4BB	Bedsit	1BB/W	2BB/W	3BB/W	1BF/W	2BF/W				3BF
TIVERTON TOWN	1		26	406	213	1	1	131	98	2	17	44	6		10	89	145		55	22		1267	946	321
CULLOMPTON TOWN			1	77	46		2	1	18	4	10	51	3			47			32			292	213	79
CREDITON TOWN			1	102	42			65	39		4		3			10	4	1	26	4		301	256	45
Ash Thomas				6																		6	6	0
Ashill			1	1																		2	2	0
Bampton			2	20	12						10	12				9		1				66	56	10
Bickley								1	1		1	2										5	5	0
Black Dog				6	1						1											8	8	0
Bradninch				31	25				4		6	26	1			16			8			117	93	24
Bow				12	7							4				10						33	23	10
Burlescombe												2										2	2	0
Buttlerleigh												3										3	3	0
Cadbury				2																		2	2	0
Chawleigh			1	5								4				11						21	10	11
Cheriton Bishop				4	1							1				13						19	6	13
Cheriton Fitzpaine				9	1											6						16	10	6
Chevthorne				1																		1	1	0
Clayhidon				1																		1	1	0
Colebrooke				2							2	2										6	6	0
Coldridge				1	3						2	1										7	7	0
Copplestone				7	13						11	7				18						56	38	18
Culmstock				7								11										18	18	0
Down St Mary			1	1	4						3											9	9	0
Eastleigh				1																		1	1	0
EastVillage					1																	1	1	0
Exbridge				3																		3	3	0
Halberton				16	10			2	8		2	11										49	49	0
Hemyock				17	8				12		4	22										63	63	0
Hockworthy				1																		1	1	0
Holcombe Rogus				3								8										11	11	0
Kentisbeare			1	7							1	4										13	13	0
Laplford				12	5						2	10				21						50	29	21
Loxbeare				1																		1	1	0
Morchard Road/Bishop				17	7						6	7										37	37	0
Morebath				3								3										6	6	0
Newton St Cyres				7	7						5	5				21						45	24	21
Nymet Rowland		1		1																		2	2	0
Oakford				1							3											4	4	0
Penny Moor				2																		2	2	0
Poughill		1		3	1																	5	5	0
Sandford				13	5						6	9				13	1					47	33	14
Sampford Peverell				14	5				6			11										36	36	0
Shillingford				4	2							7										13	13	0
Shobrooke			1	1	1							2	1			12	14					32	6	26
Silverton				15	13			2	13		6	14	1									64	64	0
Stoodleigh				1							2											3	3	0
Templeton																						0	0	0
Thorverton				6	1				4							3	23					37	11	26
Uffculme				20	28				10		19	15	1			10	18					121	93	28
Uploman				4																		4	4	0
Wembworthy				2							5											7	7	0
Westcott				2																		2	2	0
Westleigh				4								8										12	12	0
Willand			3	40	17	2		4	6		5	23				15						115	100	15
Yeoford			1	4	4						2	1	2	1								15	15	0
Zeal Monachorum				4	1																	5	5	0
<b>TOTAL</b>	<b>1</b>	<b>2</b>	<b>39</b>	<b>930</b>	<b>484</b>	<b>3</b>	<b>3</b>	<b>206</b>	<b>219</b>	<b>6</b>	<b>135</b>	<b>330</b>	<b>18</b>	<b>1</b>	<b>10</b>	<b>324</b>	<b>205</b>	<b>2</b>	<b>121</b>	<b>26</b>	<b>0</b>	<b>3065</b>	<b>2377</b>	<b>688</b>

Fig 7 - Extracted from Orchard Stats 1 June 2015

Appendix 2

CURRENT HOUSING ASSOCIATION PROPERTY STOCK AS OF APRIL 2015

AREA	TYPE OF ACCOMMODATION																				TOTAL		
	GENERAL NEEDS HOUSES					GENERAL NEEDS FLATS				GENERAL NEEDS BUNGALOWS			SUPPORTED ACCOMMODATION								TOTAL	General	Supported
	6BH	5BH	4BH	3BH	2BH	1BH	Bedsit	1BF	2BF	3BF	1BB	2BB	3BB	Bedsit	1BB/W	2BB/W	3BB/W	1BF/W	2BF/W	3BF			
TIVERTON TOWN			6	54	68			65	46		2	1		29	8			139	8	1	427	242	185
CULLOMPTON TOWN			11	78	70	4	5	15	42					2	4	2		83	6		322	225	97
CREDITON TOWN			41	44	4			8	14		24	3						84	1		223	138	85
Ashill																					0	0	0
Bampton				10	5			1	4												20	20	0
Black Dog																					0	0	0
Bradinch		1	9	15				2	1												28	28	0
Bow				7	2																9	9	0
Chawleigh				2	1																3	3	0
Cheriton Bishop																					0	0	0
Cheriton Fitzpaine				1								3									4	4	0
Chumleigh																					0	0	0
Coldridge																					0	0	0
Copplestone			1	2	4																7	7	0
Exbridge																					0	0	0
Halberton				7	17			4													28	28	0
Hemyock				12	9			4													25	25	0
Hockworthy																					0	0	0
Holcombe Rogus				1																	1	1	0
Kentisbeare				4	4																8	8	0
Lapford			1	6	7																14	14	0
Morchard Road/Bishop					6																6	6	0
Morebath																					0	0	0
Newton St Cyres																1	2				3	0	3
Nymet Rowland																					0	0	0
Poughill																					0	0	0
Sandford				4	6	1															11	11	0
Sampford Peverell				4	8																12	12	0
Shillingford																					0	0	0
Shobrooke														1	1	1					3	0	3
Silverton			2	8	9	1															20	20	0
Templeton					1	1															2	2	0
Thorverton				4	2																6	6	0
Uffculme			5	24	31	8		25	2	2				14	5					116	97	19	
Wembworthy																					0	0	0
Westleigh																					0	0	0
Willand				3	4									26	5						38	7	31
Yeoford				2	1																3	3	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>27</b>	<b>283</b>	<b>314</b>	<b>19</b>	<b>5</b>	<b>124</b>	<b>109</b>	<b>2</b>	<b>26</b>	<b>7</b>	<b>0</b>	<b>29</b>	<b>51</b>	<b>16</b>	<b>5</b>	<b>306</b>	<b>15</b>	<b>1</b>	<b>1339</b>	<b>916</b>	<b>423</b>

Fig 8 - Extracted from Housing Enabling Stats 1 June 2015

Appendix 3

COMBINED PROPERTY STOCK AS OF APRIL 2015

AREA	TYPE OF ACCOMMODATION																				TOTAL			
	GENERAL NEEDS HOUSES						GENERAL NEEDS FLATS				GENERAL NEEDS BUNGALOWS				SUPPORTED ACCOMMODATION BUNGALOWS						TOTAL	General	Supported	
	6BH	5BH	4BH	3BH	2BH	1BH	Bedsit	1BF	2BF	3BF	1BB	2BB	3BB	4BB	Bedsit	1BB/W	2BB/W	3BB/W	1BF/W	2BF/W	3BF			
TIVERTON TOWN	1		32	460	281	1	1	196	144	2	19	45	6		39	97	145		194	30	1	1694	1188	506
CULLOMPTON TOWN			12	155	116	4	7	16	60	4	10	51	3			49	4	2	115	6		614	438	176
CREDITON TOWN			1	143	86	4		73	53		28	3	3			10	4	1	110	5		524	394	130
Ash Thomas				6																		6	6	0
Ashill			1	1																		2	2	0
Bampton			2	30	17			1	4		10	12				9		1				86	76	10
Bickley								1	1		1	2										5	5	0
Black Dog				6	1						1											8	8	0
Bradninch			1	40	40			2	5		6	26	1			16			8			145	121	24
Bow				19	9							4				10						42	32	10
Burlescombe												2										2	2	0
Butterleigh												3										3	3	0
Cadbury				2																		2	2	0
Chawleigh			1	7	1							4				11						24	13	11
Cherton Bishop				4	1							1				13						19	6	13
Cherton Fitzpaine				10	1							3				6						20	14	6
Chesthorne				1																		1	1	0
Clayhidon				1																		1	1	0
Colebrooke				2							2	2										6	6	0
Coldridge				1	3						2	1										7	7	0
Copplestone			1	9	17						11	7				18						63	45	18
Culmstock				7								11										18	18	0
Down St Mary			1	1	4						3											9	9	0
Eastleigh				1																		1	1	0
EastVillage					1																	1	1	0
Exbridge				3																		3	3	0
Halberton				23	27			6	8		2	11										77	77	0
Hemyock				29	17			4	12		4	22										88	88	0
Hockworthy				1																		1	1	0
Holcombe Rogus				4								8										12	12	0
Kentisbeare			1	11	4						1	4										21	21	0
Lapford			1	18	12						2	10				21						64	43	21
Loxbeare				1																		1	1	0
Morchard Road/Bishop				17	13						6	7										43	43	0
Morebath				3								3										6	6	0
Newton St Cyres				7	7						5	5				21	1	2				48	24	24
Nymet Rowland		1		1																		2	2	0
Oakford				1							3											4	4	0
Pennymoor				2																		2	2	0
Poughill		1		3	1																	5	5	0
Sandford				17	11	1					6	9				13	1					58	44	14
Samford Peverell				18	13				6			11										48	48	0
Shillingford				4	2							7										13	13	0
Shobrooke			1	1	1							2	1			13	15	1				35	6	29
Silverton			2	23	22	1		2	13		6	14	1									84	84	0
Stoodleigh				1							2											3	3	0
Templeton					1	1																2	2	0
Thorverton				10	3				4							3	23					43	17	26
Uffculme			5	44	59	8		25	12	2	19	15	1		24	23					237	190	47	
Uploman				4																		4	4	0
Wembworthy				2							5											7	7	0
Westcott				2																		2	2	0
Westleigh				4								8										12	12	0
Willand			3	43	21	2		4	6		5	23			41	5						153	107	46
Yeoford			1	6	5						2	1	2	1								18	18	0
Zeal Monachorum				4	1																	5	5	0
<b>TOTAL</b>	<b>1</b>	<b>2</b>	<b>66</b>	<b>1213</b>	<b>798</b>	<b>22</b>	<b>8</b>	<b>330</b>	<b>328</b>	<b>8</b>	<b>161</b>	<b>337</b>	<b>18</b>	<b>1</b>	<b>39</b>	<b>375</b>	<b>221</b>	<b>7</b>	<b>427</b>	<b>41</b>	<b>1</b>	<b>4404</b>	<b>3293</b>	<b>1111</b>

Fig 9 - Extracted from Orchard Stats & Housing Enabling Stats 1 June 2015



**Appendix 4**

DEVON HOME CHOICE - MDDC/SOCIAL PROPERTY LETS (1 April 2014 - 31 March 2015)																									
AREA	TYPE OF ACCOMMODATION																				TOTAL				
	GENERAL NEEDS HOUSES					GENERAL NEEDS FLATS				GENERAL NEEDS BUNGALOWS				SUPPORTED ACCOMMODATION							TOTAL	General	Supported		
	6BH	5BH	4BH	3BH	2BH	1BH	Bedsit	1BF	2BF	3BF	1BB	2BB	3BB	4BB	Bedsit	1BB/W	2BB/W	3BB/W	2BHW	1BF/W				2BF/W	3BF
TIVERTON TOWN				15	16			26	18	2	5	6				1	3			5	1		98	88	10
CULLOMPTON TOWN				4	3	1	1	3	6		5	6				2	1			2			34	29	5
CREDITON TOWN				2	3	1		17	7		1							1	4	2		38	31	7	
Ash Thomas																							0	0	0
Ashill																							0	0	0
Bampton				3	2				1			1				1							8	7	1
Bickley																							0	0	0
Black Dog				1	1																		2	2	0
Bradninch			1	2	8				1		1												13	13	0
Bow				2																			2	2	0
Burlescombe																							0	0	0
Buttlerleigh																							0	0	0
Cadbury																							0	0	0
Chawleigh										1	1												2	2	0
Cheriton Bishop																1							1	0	1
Cheriton Fitzpaine										2						2							4	2	2
Chevthorne																							0	0	0
Clayhidon																							0	0	0
Colebrooke																							0	0	0
Coldridge																							0	0	0
Copplestone					1						2												3	3	0
Culmstock					1																		1	1	0
Down St Mary																							0	0	0
Eastleigh																							0	0	0
EastVillage																							0	0	0
Exbridge																							0	0	0
Halberton								1	1														2	2	0
Hemyock				1				2	1														4	4	0
Hockworthy																							0	0	0
Holcombe Rogus																							0	0	0
Kentisbeare					1																		1	1	0
Lapford																1							1	0	1
Loxbeare																							0	0	0
Morchard Road/Bishop					1																		1	1	0
Morebath				1																			1	1	0
Newton St Cyres					1					1						1							3	2	1
Nymet Rowland																							0	0	0
Oakford																							0	0	0
Pennymoor																							0	0	0
Poughill																							0	0	0
Sandford										1													1	1	0
Sampford Peverell				1																			1	1	0
Shillingford																							0	0	0
Shobrooke												1					1						2	1	1
Silverton			1		2							1											4	4	0
Stoodleigh																							0	0	0
Sunnymead																							0	0	0
Templeton																							0	0	0
Thorverton																				2			2	0	2
Uffculme				1	4			4	2		1	1							2			16	13	3	
Uploman																							0	0	0
Wembworthy																							0	0	0
Westcott																							0	0	0
Westleigh																							0	0	0
Willand						1						2					1						4	3	1
Yeoford				1																			1	1	0
Zeal Monachorum																							0	0	0
<b>TOTAL</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>34</b>	<b>44</b>	<b>3</b>	<b>1</b>	<b>53</b>	<b>37</b>	<b>2</b>	<b>20</b>	<b>19</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>10</b>	<b>0</b>	<b>1</b>	<b>12</b>	<b>3</b>	<b>0</b>	<b>250</b>	<b>215</b>	<b>35</b>

Fig 10 - Extracted from DHC Lets Summary 2010-2015

**Appendix 5**

**General Needs Allocations (Houses) 2010-2015**

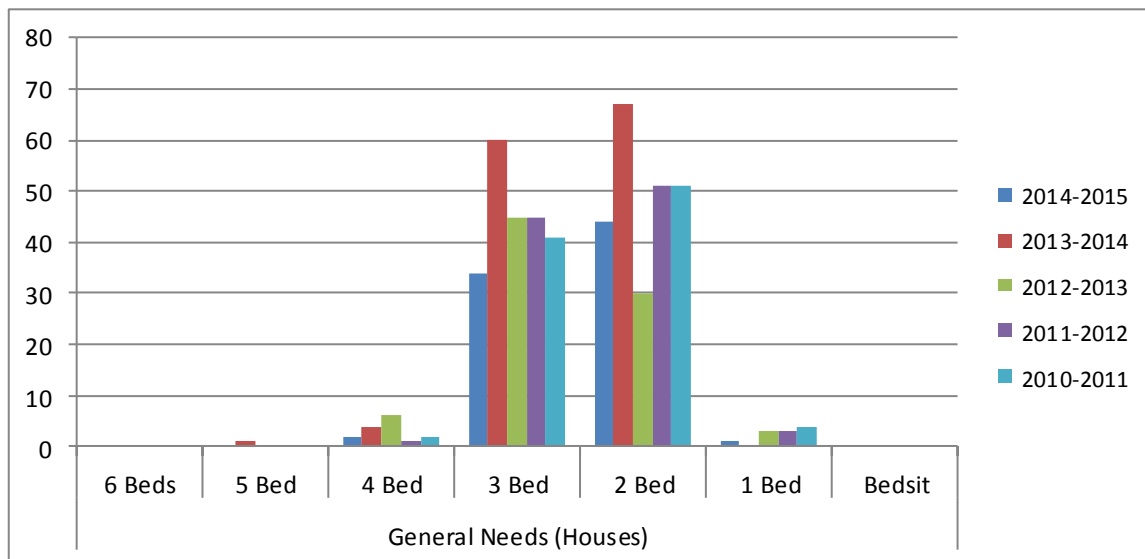


Fig 11 - Extracted from DHC Lets Summary 2010-2015

**General Needs Allocations (Flats) from 2010-2015**

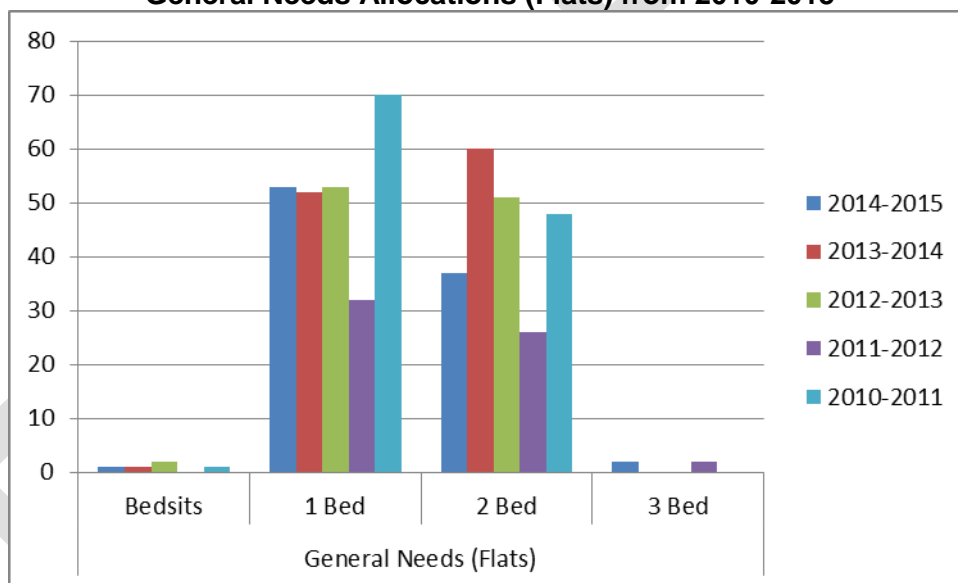


Fig 12 - Extracted from DHC (1<sup>st</sup> June 2015)

**General Needs Allocations (Bungalows) from 2010-2015**

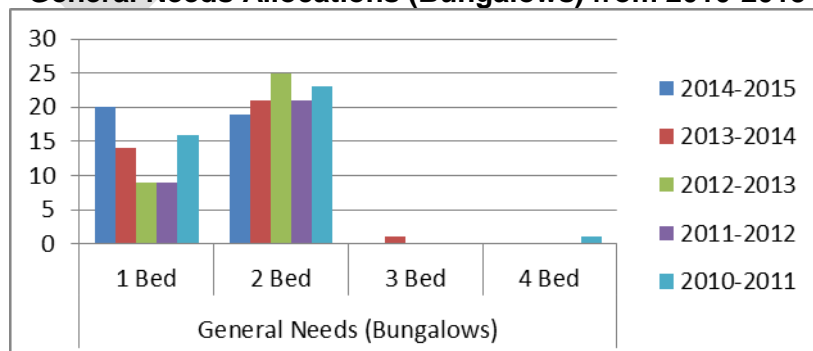


Fig 13 - Extracted from DHC Lets Summary 2010-2015

### Sheltered Allocations (Bungalows) from 2010-2015

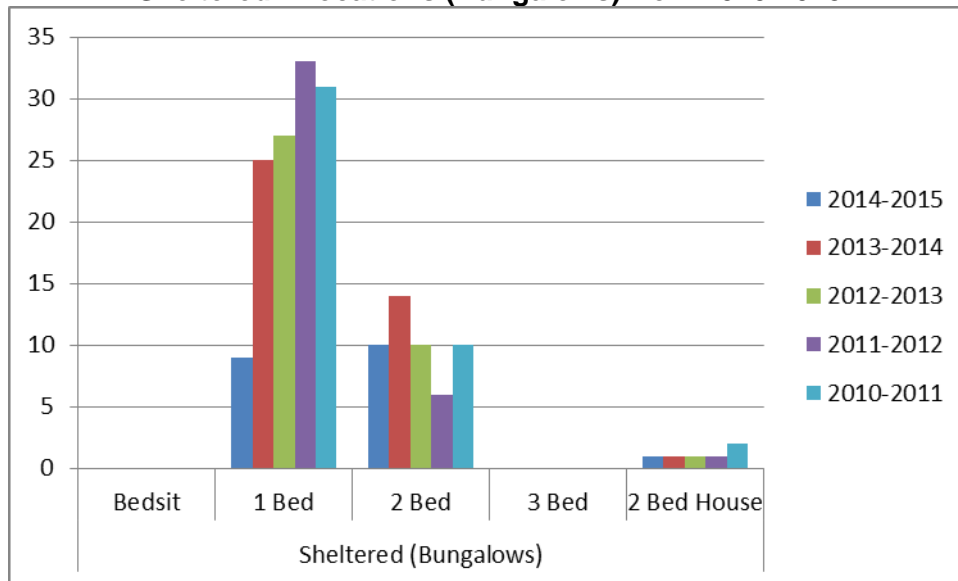


Fig 14 - Extracted from DHC Lets Summary 2010-2015

### Sheltered Allocations (Flats) from 2010-2015

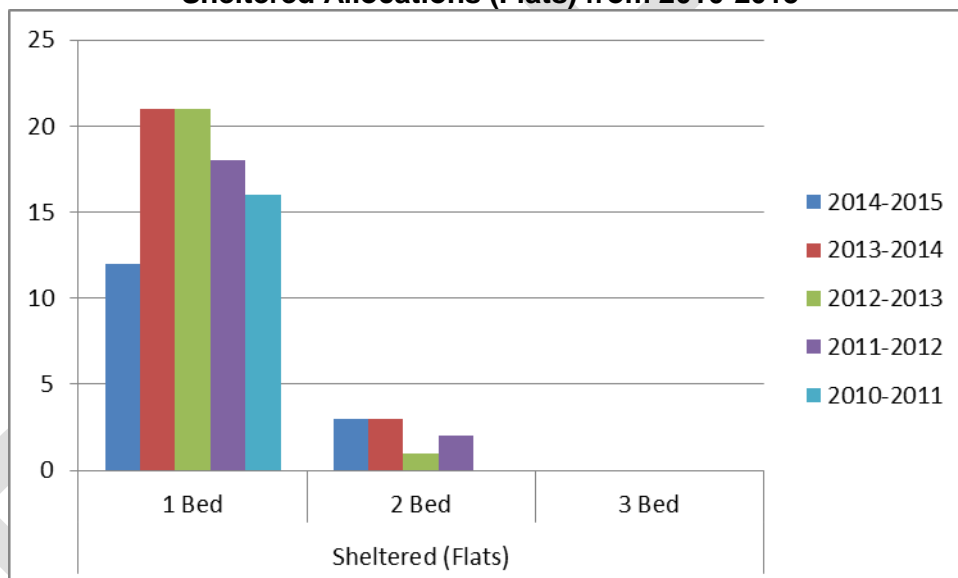


Fig 15 - Extracted from DHC Lets Summary 2010-2015