

# **Tees Valley Tenancy Strategy**

**Effective from November 2012**

## **Appendix A: Technical Appendix**

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## Section A: Housing Tenure and Population information

### Housing Tenure:

The table below shows the estimated current levels of tenure across the Tees Valley:

	Owner-Occupier	Affordable*	Private Rented	Other
Darlington	75.2%	17.6%	7%	0.2%
Hartlepool	62.4%	26.6%	11%	0.2%
Middlesbrough	62.3%	28.3%	9.3%	0.1%
Redcar & Cleveland	68.4%	22.8%	8.8%	0%
Stockton on Tees	69.4%	24.3%	9.4%	0%

\* Affordable housing includes: social rent / affordable rent / intermediate

Source: TV4 SHMA 2012 Darlington SHMA 2012

### Population Information:

Over the period to 2029 the population is expected to increase across Tees Valley. There will be an overall decline in the proportion of working age population and a significant increase in the retired/elderly population. (2008 SHMA)

The proportionate change in population by age cohort is:

0-19	reduction of 13.1%
20-39	reduction of 5.9%
40-59	reduction of 11.8%
60-74	increase of 36.8%
75+	increase of 69.4%

### Disability Information:

	% of households containing someone with an illness/disability
Darlington	20.4%
Hartlepool	24.4%
Middlesbrough	22.3%
Redcar and Cleveland	17.6%
Stockton on Tees	19.9%

Source: 2001 Census information

### Ethnicity Information:

	White British	Other Ethnicity
Darlington	96.6	3.4
Hartlepool	98.1	1.9
Middlesbrough	92.3	7.7
Redcar and Cleveland	97.9	2.1
Stockton on Tees	96.2	3.8
<b>Tees Valley</b>	<b>96.1</b>	<b>3.9</b>

Source: 2001 Census information

## Housing Providers across the Tees Valley:

	Darlington	Hartlepool	Middles-brough	Redcar & Cleveland	Stockton on Tees
Abbeyfields	33				
Accent North East	10	103	501	406	677
Affinity Sutton			658		
Anchor Trust	150	333	112	210	190
Broadacres HA Ltd	24			8	
Carr Gomm Soc Ltd	22		18		
Coast and Country Housing			6	10039	16
Darlington BC	5500				
Darlington Housing Ass.	232				
Dimensions UK Ltd			3	6	2
Endeavour HA	44	271	653	132	574
Erimus Housing			9968		100
Guinness Trust/Northern Counties		364	230	168	0
Habinteg HA			236		130
Hanover HA	129		50	24	35
Hartlepool Borough Council		82			
Home Group Ltd	238	884	718	263	67
Housing Hartlepool		6961			
Housing 21	28	45	71		37
ISOS	13				150
JRF		97			
Mind	15				
Oxfield Housing Co-op Assoc.			29		
Places for People Homes Ltd	229	3	316	95	370
Progress Care HA			2		
Railway Housing	377	12	18	24	53
Riverside NE			15	51	1
Salvation Army HA			13		
Sir William Turners				24	
Tees Valley Housing Group	162	329	989	688	1113
Three Rivers HA Ltd	73	344	21	22	35
Tristar Homes Limited					10298
Two Castles	31				
YMCA	31				
700 Club	28				

The above shows that there are 57,818 social rented properties and 35 Registered Providers across Tees Valley (as at May 2012).

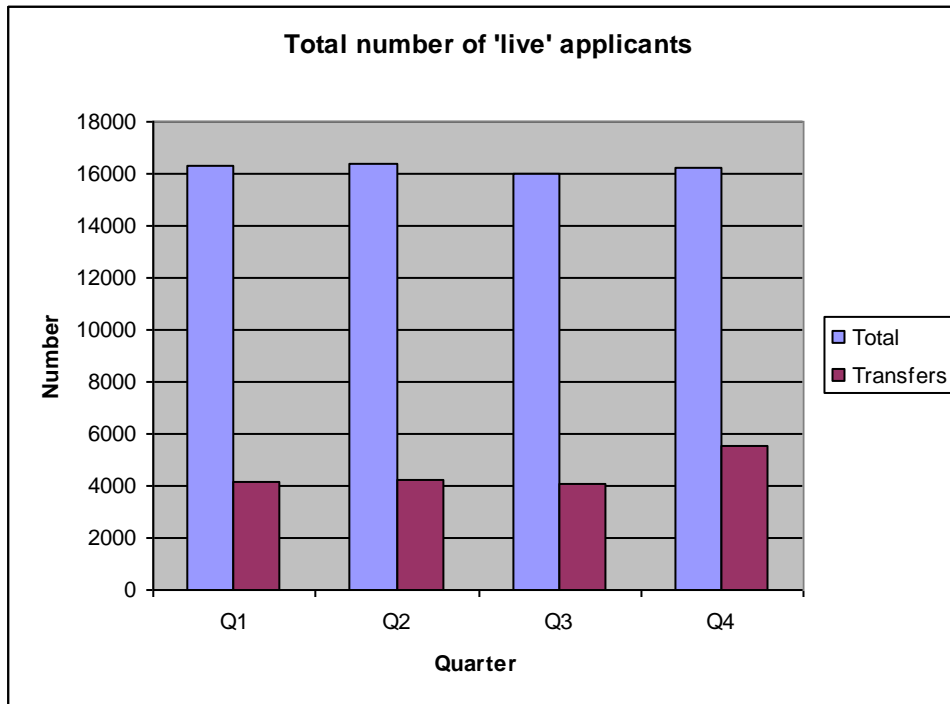
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## Section B: Housing Needs and Housing Supply

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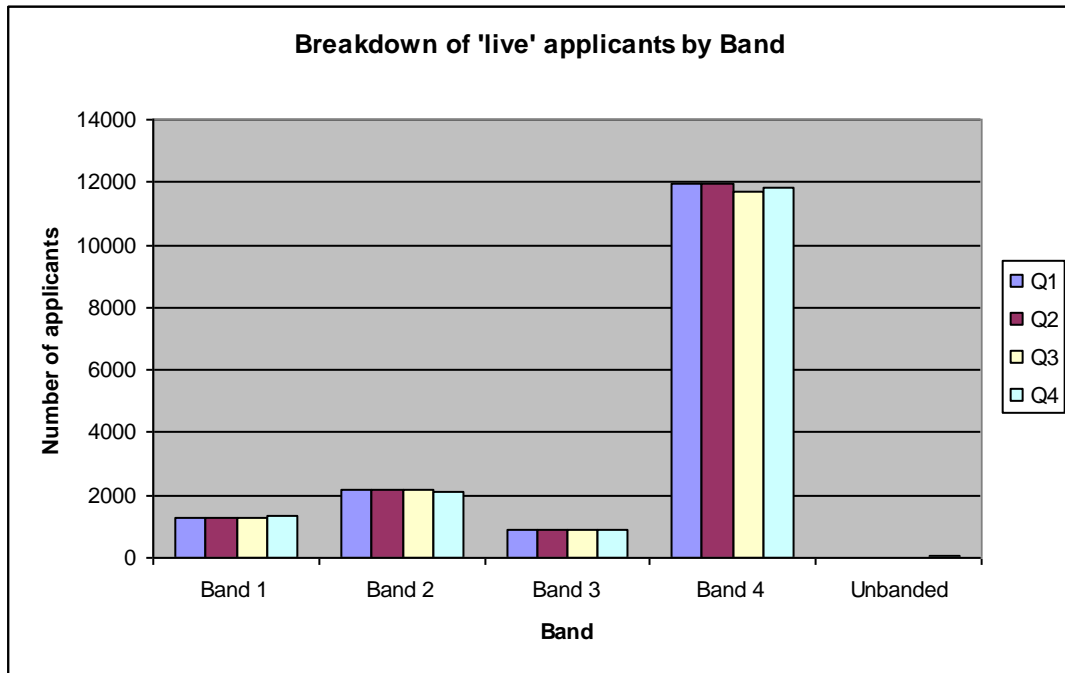
### Number of applicants on the Compass Choice Based Lettings Housing Register (all information is taken from the Compass CBL Quarterly Reports):

- The number of applicants who are 'live' on the system and able to bid has stayed consistent during 2011/12.
- Transfer applicants on the Housing Register make up approximately one quarter of the waiting list.



**Number of Applicants within each Band:**

The number of applicants who qualify for Band 4 (no or low level housing need) makes up three quarters of the total waiting list.

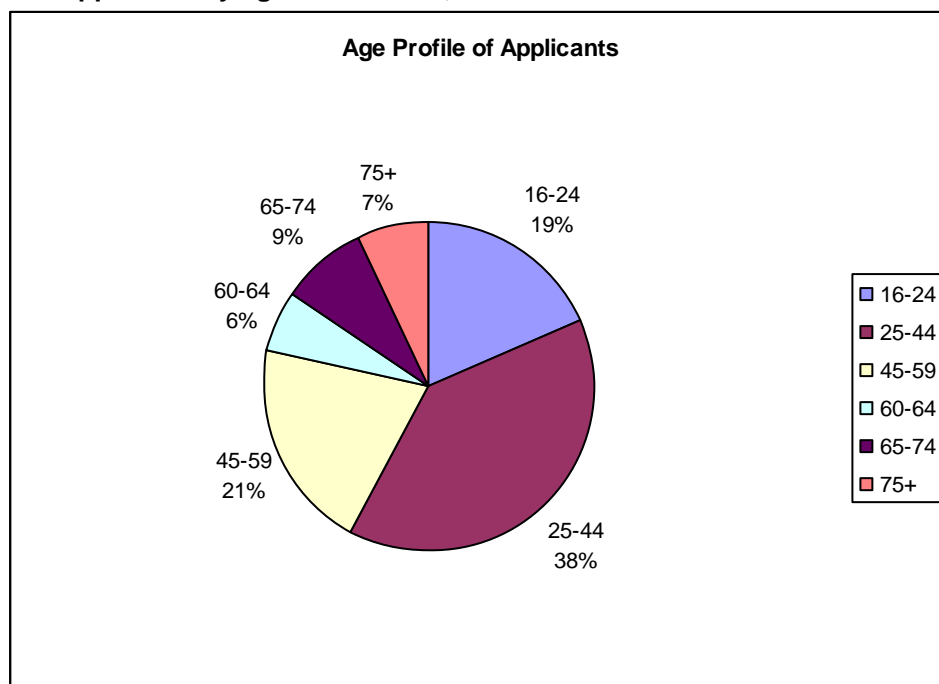


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### Age Profile of Applicants:

The majority of the waiting list is made up from applicants aged between 25 and 59. Approximately one-fifth of the waiting list is applicants over the age of 60.

#### % of applicants by age at Quarter 4, 2011-2012:



### Ethnicity of Applicants:

Ethnicity information is collected on applicants to the Housing Register. However, this is not mandatory information. The percentage of applicants indicating that they are White British is 81.8% (during Quarter 4, 2011-2012).

### Number of Lets through Compass CBL:

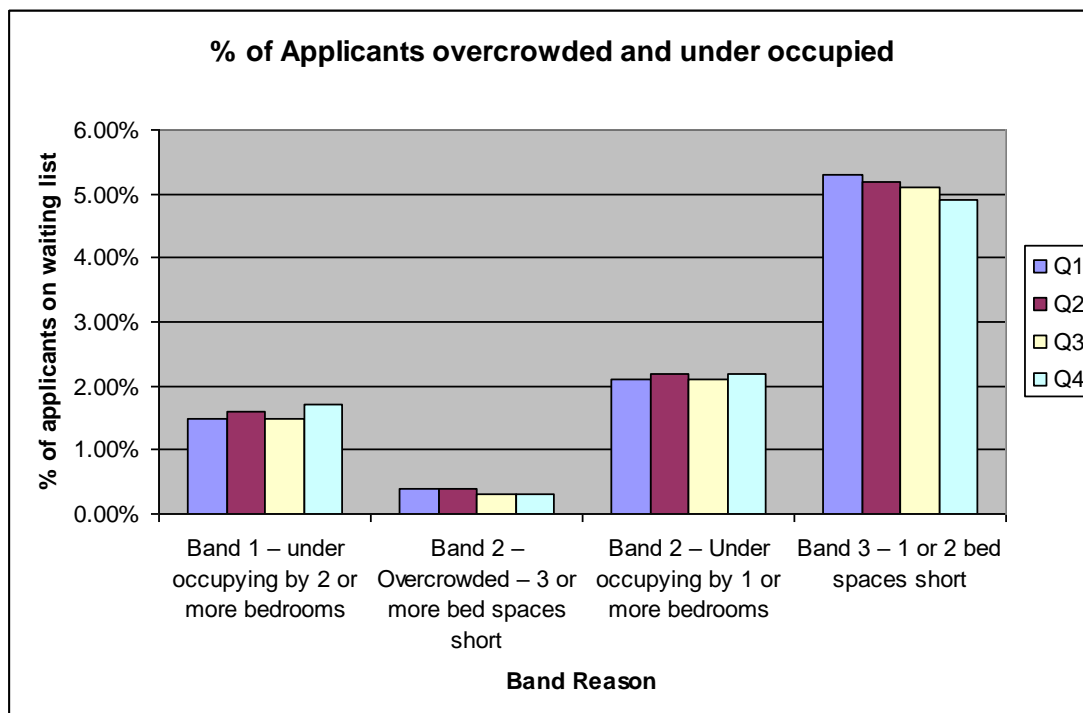
The majority of lettings made through Compass are to waiting list applicants rather than transfer tenants. Approximately 60% of lettings are made to applicants with a priority band (Band 1-3),

The following table illustrates the number of lets and percentage to each band made across Tees Valley (CBL partners only) during 2011-2012.

	Band 1	Band 2	Band 3	Band 4	Decants	Total no. Lets	% lets to transfers
Quarter 1	32%	23%	7%	40%		857	25.5%
Quarter 2	31%	23%	6.9%	39%	5.9%	916	24%
Quarter 3	32%	24%	5%	40%	4%	697	19%
Quarter 4	29%	21%	9%	41%	6%	842	21%

### Overcrowding and Under-occupation figures:

The percentage of applicants on the Housing Register for under-occupation is approximately 4% and approximately 5% indicate that they are overcrowded.



Under-occupation mainly affects owners, particularly owner occupiers and smaller households including singles and couples.

Local Authority	% households overcrowded	% households under-occupied*	Total Households
Darlington	0.5	8.2	44,624
Hartlepool	2.8	5.5	39,931
Middlesbrough	3	4.7	56,934
Redcar & Cleveland	3.2	6.5	59,534
Stockton on Tees	2.3	8.3	79,087
<b>Tees Valley</b>			

\* Severe under-occupation

Source: TV SHMA 2012



## Section C: Affordability

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### Income of Applicants:

The Compass Housing Register application form asks if the applicant is employed and also asks for income details. However, this is not a mandatory field and is generally not completed.

### Effect of Under-occupation Charge:

Household composition	Benefit amount from April 2012	u/o charge	Remaining	Charge as % of income
Single person 1 bed under-occupying	£71.00	£11.87	£59.13	16.7%
Single person 2 bed under-occupying	£71.00	£21.65	£49.35	30.4%
Couple 1 bed under-occupying	£111.45	£11.87	£99.58	10.6%
Couple 2 bed under-occupying	£111.45	£21.65	£89.80	19.4%
Single parent/1 child 1 bed under-occupying	£178.49	£11.87	£166.62	6.6%
Single parent/1 child 2 bed under-occupying	£178.49	£21.65	£156.84	12.1%
Couple/1 child 1 bed under-occupying	£214.14	£11.87	£202.27	5.5%
Couple/1 child 2 bed under-occupying	£214.14	£21.65	£192.49	10.1%
Single parent/2 children 1 bed under-occupying	£235.66	£11.87	£223.79	5.0%
Single parent/2 children 2 bed under-occupying	£235.66	£21.65	£214.01	9.1%
Couple/2 children 1 bed under-occupying	£292.53	£11.87	£280.66	4.0%
Couple/2 children 2 bed under-occupying	£292.53	£21.65	£270.88	7.4%
Single parent/3 children 1 bed under-occupying	£330.47	£11.87	£318.60	3.5%
Single parent/3 children 2 bed under-occupying	£330.47	£21.65	£308.82	6.5%
Couple/3 children 1 bed under-occupying	£370.92	£11.87	£359.05	3.2%
Couple/3 children 2 bed under-occupying	£370.92	£21.65	£349.27	5.8%

## Average earnings of Tees Valley population:

Lower quartile and median incomes in Tees Valley:

	Lower Quartile	Median
Darlington	£16,344	£21,627
Hartlepool	£18,548	£24,471
Middlesbrough	£16,344	£21,627
Redcar & Cleveland	£17,441	£23,015
Stockton on Tees	£17,992	£25,776

Source: 2012 SHMAs

## Average social rents, market rents and 80% market rents:

The potential impact of affordable rent on the relative affordability of rental options is explored in the table below. This considers the affordability of different rental prices on the basis of household income and assumes a property is not affordable if the rent is at least 25% of household income. The analysis demonstrates that across the TV4 area, 59.7% could not afford social rents on the basis of income alone. This increases to 67.4% for rents charged at 80% of private sector rents (or a 7.7% increase). For individual districts, this increase is 2.4% in Hartlepool, 8% in Middlesbrough, 11.7% in Redcar and Cleveland and 7.7% in Stockton on Tees. Therefore, an increase in rents coupled with likely changes in welfare benefits will have a detrimental impact on affordability.

## Relative affordability of renting options:

District	Affordability of Social Rent			Affordability of Private Rent			Affordability of 80% of Private Rent			Base
	% Can Afford	% Cannot Afford	Total	% Can Afford	% Cannot Afford	Total	% Can Afford	% Cannot Afford	Total	
Darlington	*	*	*	*	*	*	*	*	*	
Hartlepool	32.4	67.6	100.0	25.3	74.7	100.0	30.1	69.9	100.0	4327
Middlesbrough	39.4	60.6	100.0	31.7	68.3	100.0	31.5	68.5	100.0	4549
Redcar and Cleveland	46.2	53.8	100.0	25.7	74.3	100.0	34.5	65.5	100.0	4095
Stockton-on-Tees	42.9	57.1	100.0	31.1	68.9	100.0	34.2	65.8	100.0	5351

Source: 2011 RSL rents; 2011 Private sector rents

\* Not included in Darlington SHMA

### Affordable housing shortfall figure (SHMA):

	General Needs		Older Person	<i>Total</i>
	1/2 bedroom	3+ bedroom	1/2 bedroom	
Darlington	61	186	58	<b>305</b>
Hartlepool	103	-43	29	<b>89</b>
Middlesbrough	218	-43	15	<b>190</b>
Redcar & Cleveland	192	-99	4	<b>97</b>
Stockton on Tees	466	48	46	<b>560</b>

### Number of empty homes:

Vacancy rates across Tees Valley are higher than national rates. Figures from the 2012 SHMA show:

	Total dwellings	Vacant	% Vacant
Darlington	48,293	1,791	3.7
Hartlepool	42,186	2,255	5.3
Middlesbrough	60,632	3,698	6.1
Redcar and Cleveland	62,112	2,578	4.2
Stockton on Tees	82,731	3,644	4.4
<b>Tees Valley</b>	<b>295,954</b>	<b>13,966</b>	<b>4.7</b>
<b>North East</b>	<b>1,176,531</b>	<b>41,831</b>	<b>3.6</b>
<b>England</b>	<b>22,847,142</b>	<b>651,127</b>	<b>2.8</b>

Source data: 2011 Council Tax and \*Housing Strategy Statistical Appendix 2010

### Number of empty homes brought back into use during 2011/12:

Darlington	96
Hartlepool	75
Middlesbrough	16
Redcar & Cleveland	25
Stockton on Tees	53

## Section D: Homelessness Information

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### Housing Advice and Homelessness Prevention Activity:

Housing Advice and Homelessness services carry out the Council's statutory duties in relation to homelessness and housing advice.

### Figures for 2011/12:

	Number of customers seeking advice	Homelessness Prevented*	Number of Homeless Acceptances	Intentionally Homeless	No Priority
Darlington	1507	537	13	9	2
Hartlepool	1909	326	20	4	4
Middlesbrough	1747	402	87	15	4
Redcar & Cleveland	1690	430	12	11	6
Stockton on Tees	2818	820	84	7	117

- Homeless prevention casework leading to households being able to remain in their home or plan a move to more sustainable accommodation.

### Priority Need Reasons of Homeless Acceptances 2011/12:

	Dependent Children	16/17 year old	Leaving Care	Mental Illness	Pregnant	Other
Darlington	8	1	0	2	1	
Hartlepool	15	2	1	1	1	
Middlesbrough	51	1	0	0	2	
Redcar & Cleveland	5	0	0	3	0	4
Stockton on Tees	53	0	0	8	5	