

Affordable Housing Demand

19th November 2019

Scale of Social Housing in Derby

- 20,000 units of Social Housing.
- 12,700 of these are Council owned (Half that of 1981)
- Second largest social housing landlord in Derby is Metropolitan Thames Valley Housing
- 10 registered providers with housing stock in Derby signed up to Homefinder

Right To Buy and Replacement Homes

- Last year we lost 173 social housing homes through Right to Buy.
- 52 new social housing homes were built or acquired by DCC/DH leaving a net deficit of -121

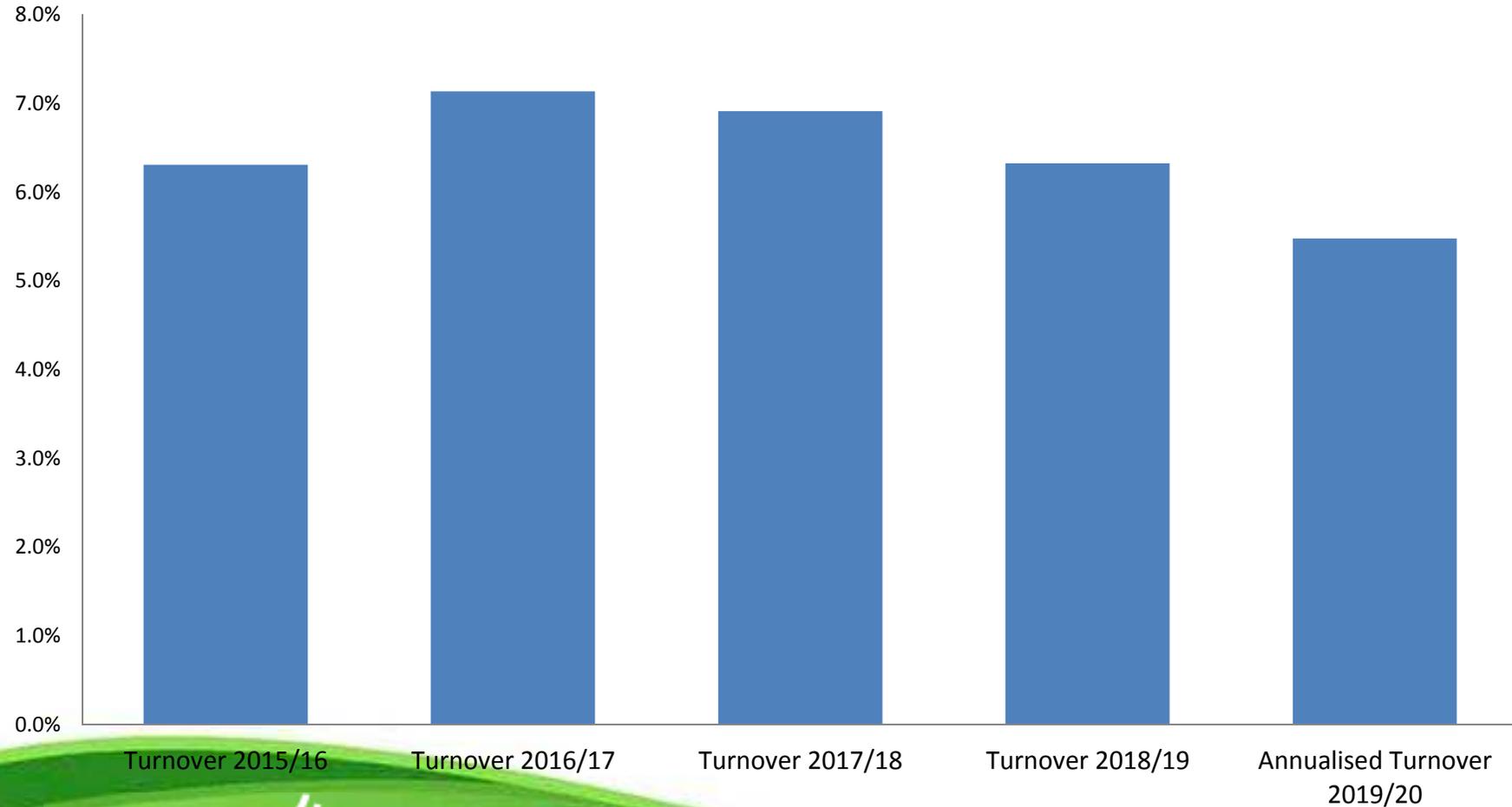
Availability of Social Housing through re-let 2018/19

Tenancy sustainment levels remain high. Good for community cohesion and stability ; however this leads to low turnover:

- 822 properties were re-let by Derby Homes
- 191 were within 'supported housing'. (designated for older people and/or those receiving disability benefits)
- Roughly 350 properties were let by other Homefinder Landlords
- Wide variation on waiting times based on property size and/or location. 4 bed house could take 40yrs on current levels of turnover!

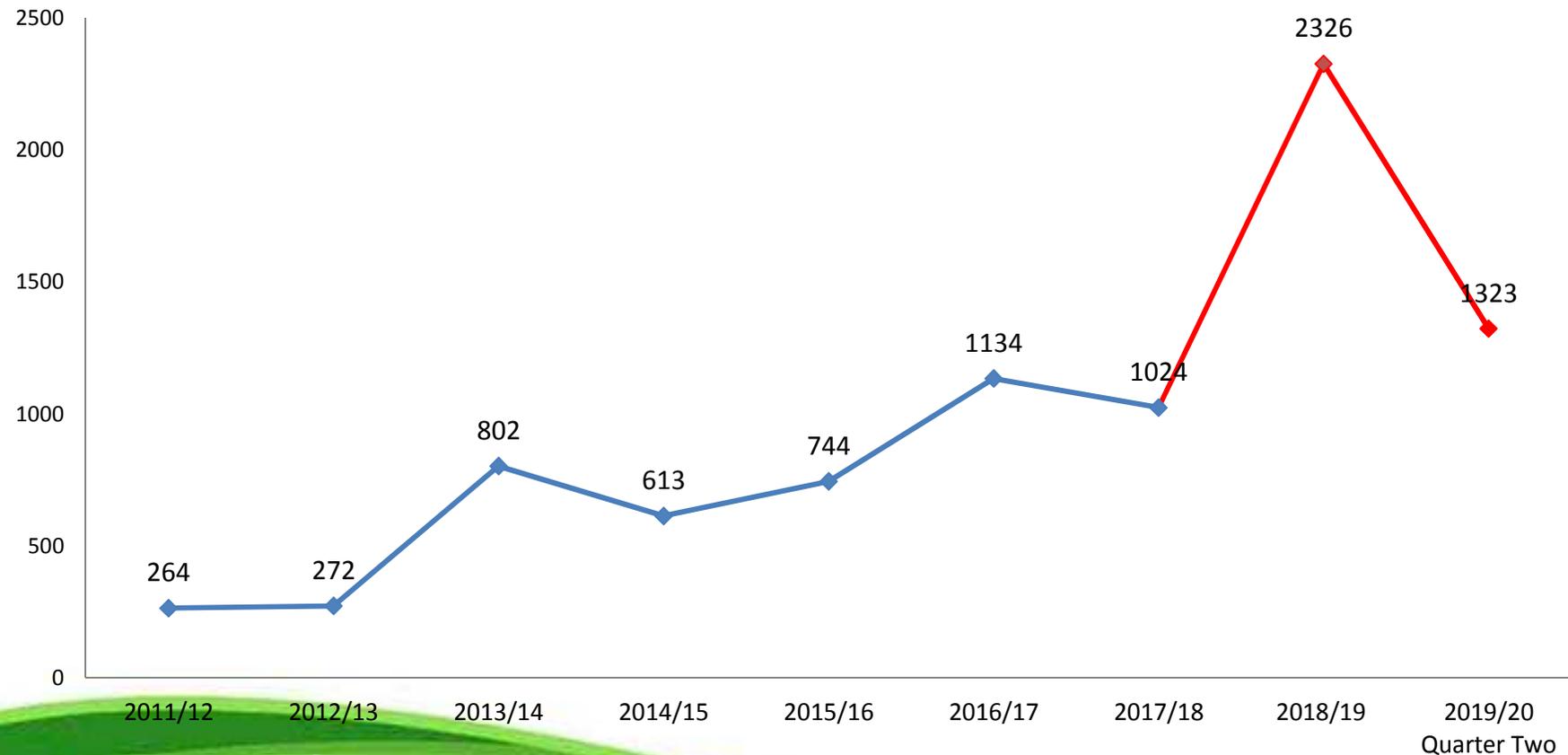
Turnover of HRA Housing Stock

Turnover of HRA Social Housing stock



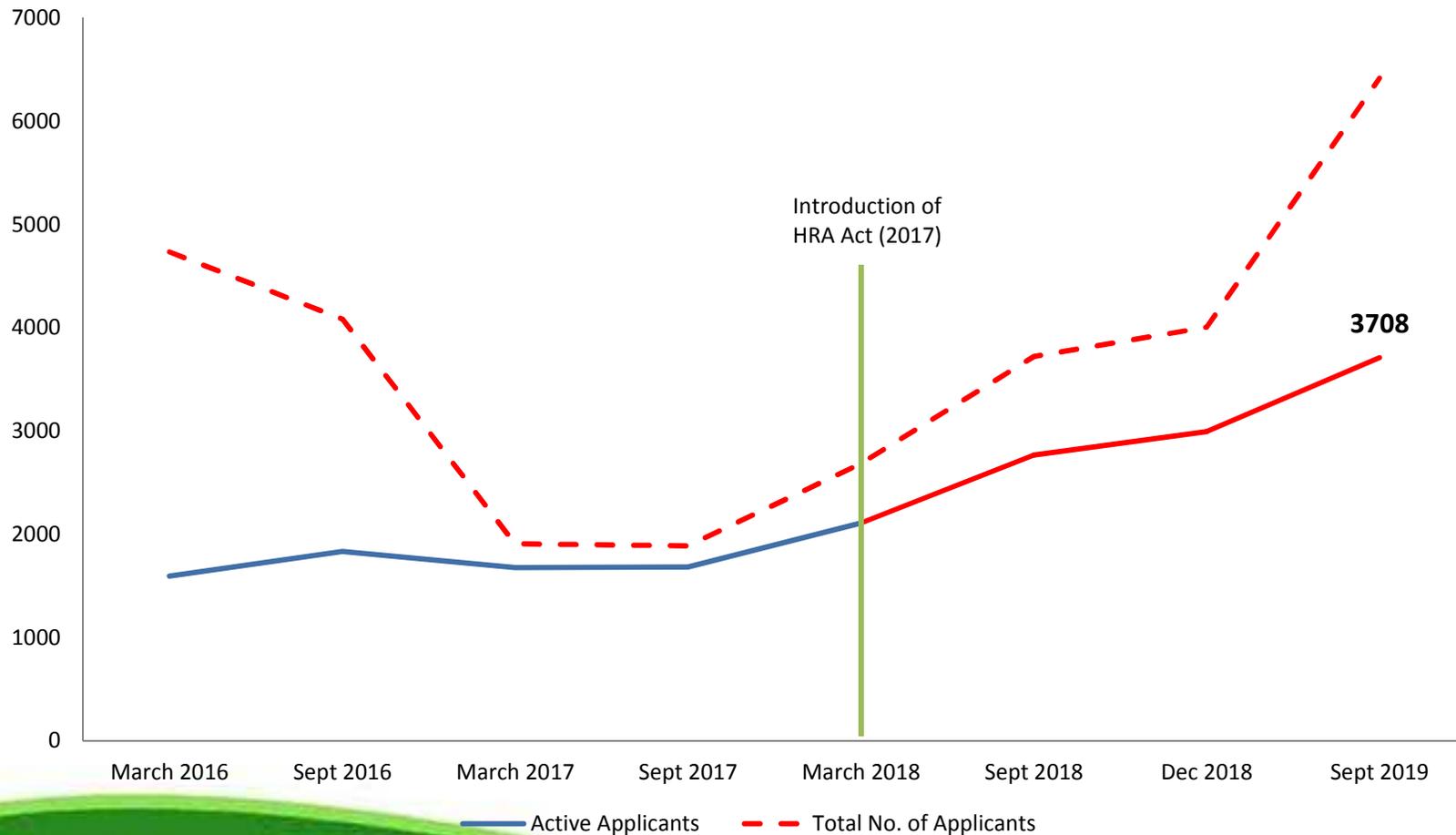
Impact of Rising Demand for Homeless Services since implementation of Homeless Reduction Act 2017 (enacted April 2018)

Number of homeless approaches



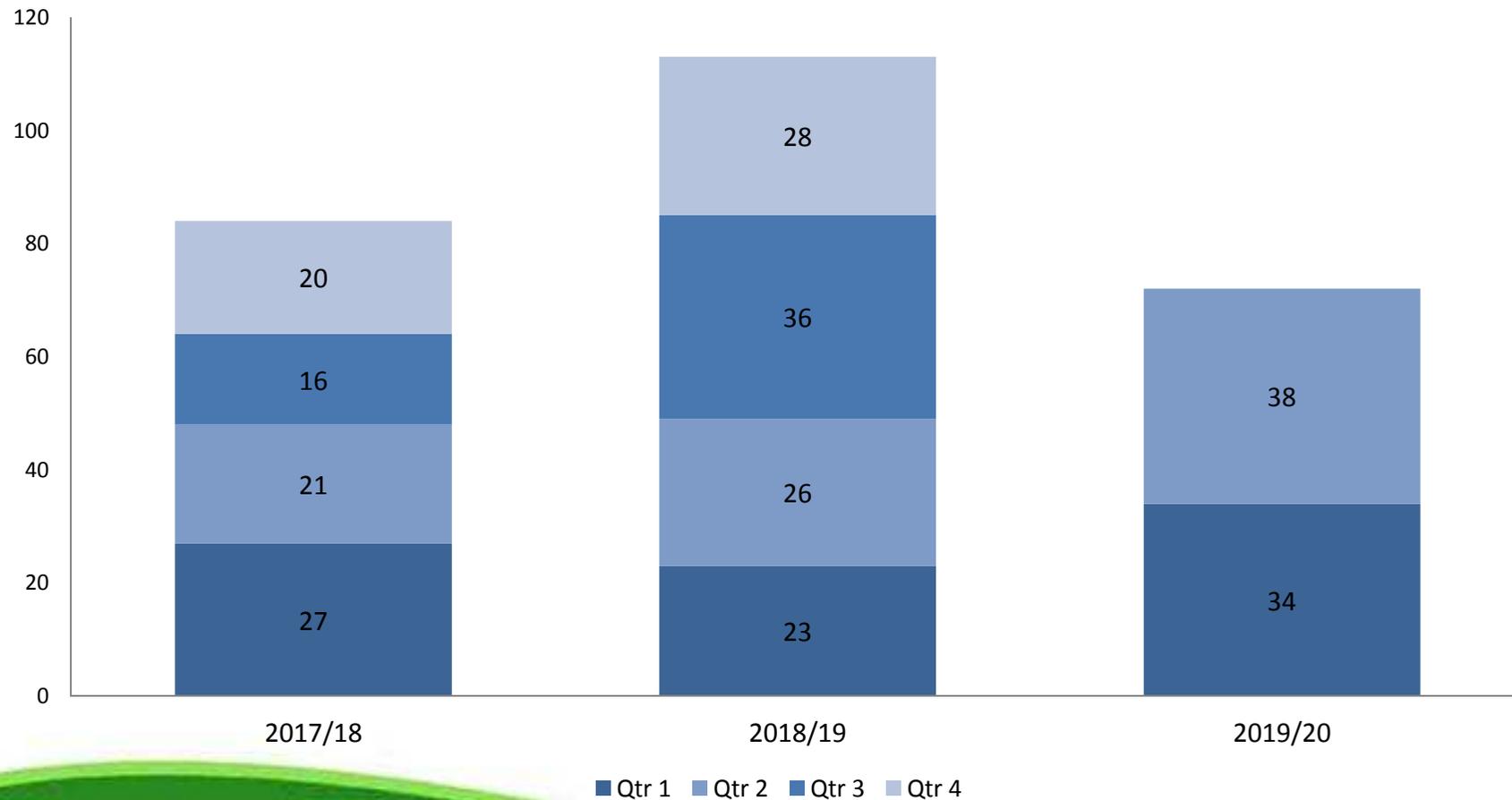
Impact on Housing Register

Number of Applicants on the Housing Register



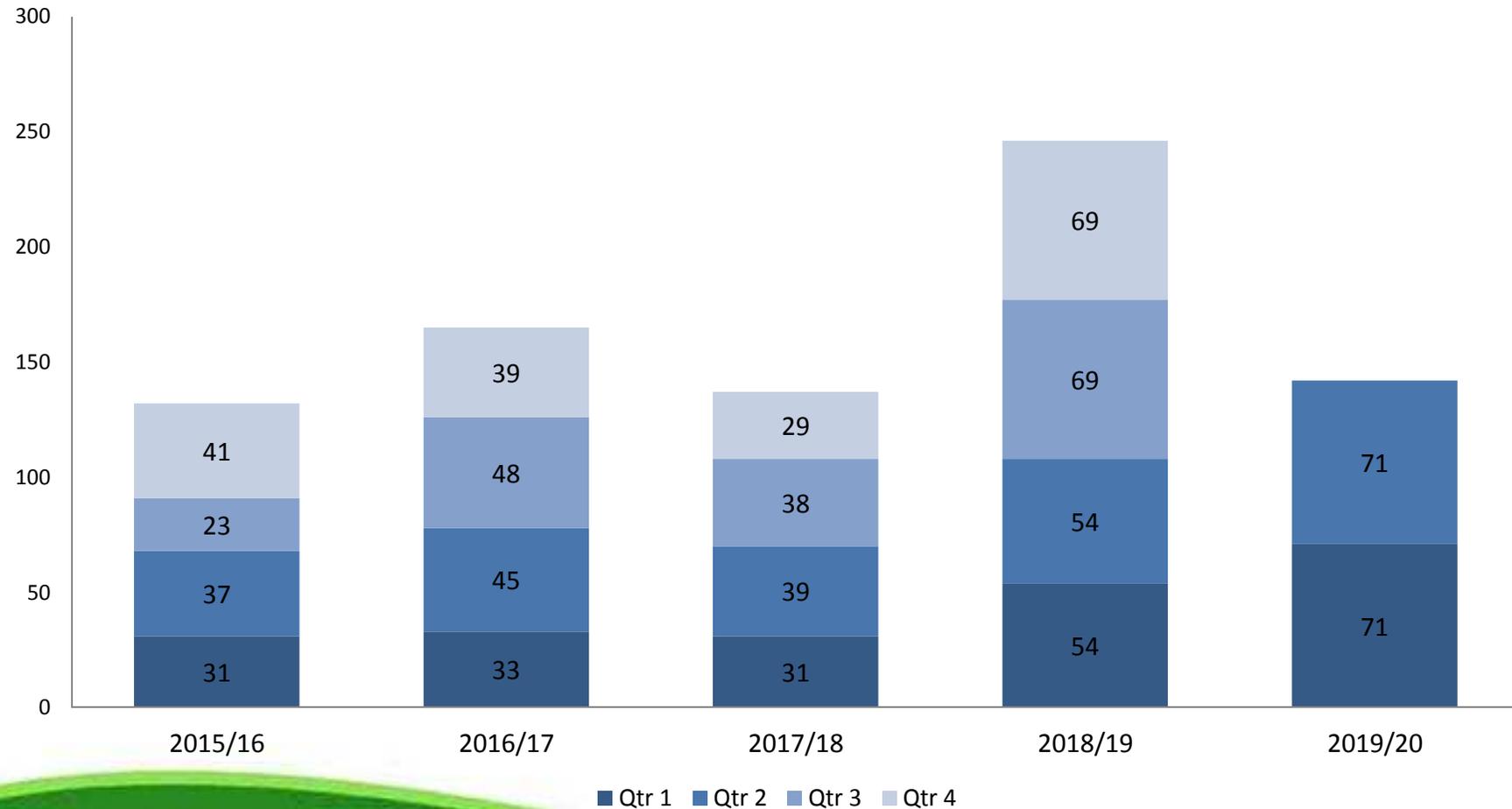
Impact on Temporary Accommodation

Number of new households placed in temporary accommodation other than bed & breakfast in a month



Impact on TA – Bed & Breakfast

Number of new households placed in B&B in a month



Initiatives to manage demand: MHCLG Flexible Homeless Prevention Grant/Derby Homes funded Supported Housing Pathways

5 grant funded Housing Pathways established in Derby:

- PRS incentive and support scheme – Derby Homes
- Young People – YMCA
- Complex Needs – Homes for Me Derventio
- Prison Release – Star Project CRC/YMCA
- Complex Needs - Sustainable Tenancy Project Action

Housing



Initiatives within Council owned stock

- Eligibility to join register – restrictions on assets/income. Must have identified housing need.
- Incentives to release properties in high demand – extra priority through Allocations Policy and financial incentives to downsize – currently £560. Restrictions apply.
- Review of Allocations Policy underway – consultation planned early 2020.

Demand v Supply

- Continued shortage of available affordable housing both in public and private sector
- Stock profile is not aligned with greatest demand: High levels of age designated supported housing.
- Continued barriers to accessing housing for those in need. Significant reliance on grant funding to provide essential support to access and maintain housing for vulnerable groups.

Rough Sleepers

- **REST Team** (funded by MHCLG) 256 individuals accessed service 2018/19.
- **Safe Space** (funded by Derby Homes/OPCC/Public Health/MHCLG) 82 individuals accessed service since April 19. At end of Sept 2019 31 of the 82 were accommodated.
- **Winter Night Shelter** – Derby City Mission/Padley Centre - Derby Homes/MHCLG grant. Up to 35 nightly during winter months.