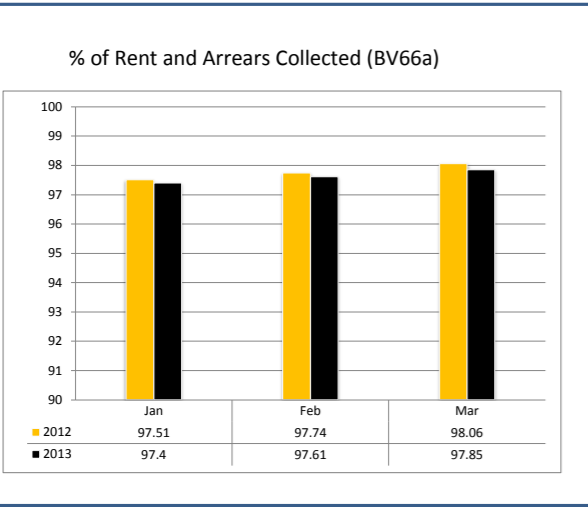


**Housing Management Priorities March 2014**  
**Top Level: City Wide**

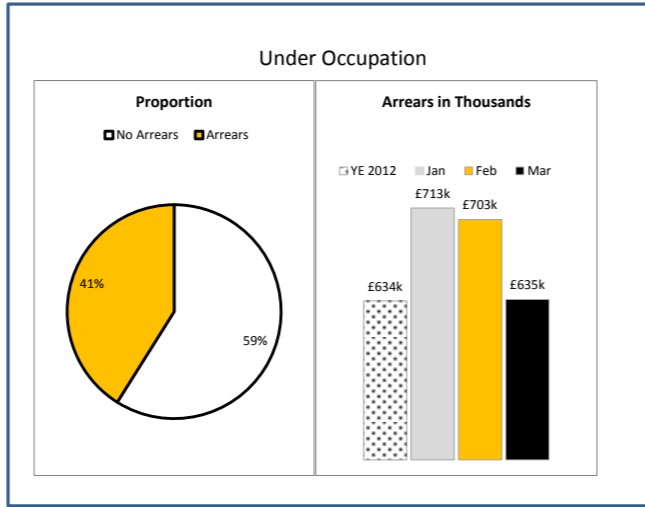
Chart 1



**Priority 4: Welfare Change**

Lead: Jill Wildman

Chart 2



**Info Box:**

Rent collection performance for 2013-14 is 97.85%. Whilst this is short of the 98.06% target, this is better than expected at the start of the year. We need to bear in mind that this is against the backdrop of 19 additional staff, over £1.1m in DHP and £286k in HB credits for the 1996 loophole.

>Chart 2 under occupation. In March 41% of tenancies with an under occupation charge had a debt on their rent account; this is down from 49% last month.

>Table 2a and 2b. The number of tenancies affected by under-occupation is 5,541. This is down from over 7000 at the start of the financial year. There are various reasons for the reduction including data cleansing; change of circumstances i.e. family members, employment, age; and tenancy terminations / mutual exchanges where under-occupation applied at some point

>Table 2c, 2d and 2e. These three charts demonstrate the movement in relation to under-occupying tenants. The total debt of under-occupiers has decreased from ~£703k to ~£635k (table 3a) - in the main this is due to DHP payments and HB credits for the 1996 loophole. Furthermore, table 3b illustrates the level of debt for under-occupiers who had a clear rent account at the start of the financial year. Of the 5,541 tenancies affected by under-occupation in March, 3710 had no debt at the end of 2012/13 and 1039 (28%) of these had arrears at the end of March owing a total of £141,249. Of the 1039 cases, 695 (67%) owed less than £100.

>Table 4, 5 and 6. There has also been a notable change in patterns of demand (Table 4) with a reduction in the number of bids for 2 and 3 bedroom multi storey flats and maisonettes and 3 bedroom houses across the city. Whilst there is reduced demand for certain property types, there are currently no difficulties in letting these properties. Officers are working with affected tenants to maximise moves via mutual exchange; table 5 indicates that 216 households have moved via a mutual exchange where at least 1 of the families in each MX has been affected by under-occupation. Furthermore, tenants have been supported through referrals to internal and external agencies as appropriate (table 6).

**Statistical Breakdown - Rent**

Area	BV66A (%)	HMA1 (%)
CITY	97.85	2.20%
S&SE	97.32	2.70%
BITMO	97.14	2.72%
E&NE	98.54	1.69%
W&NW	97.68	2.25%

Area	City Total	Under Occupiers	%
CITY	4,514,984	635,364	14.07%
S&SE	1,472,203	207,036	14.06%
BITMO	190,883	24,763	12.97%
E&NE	1,139,511	154,749	13.58%
W&NW	1,712,386	248,817	14.53%

Area	City Total	Under Occupiers	%
CITY	18,942	2,276	12%
S&SE	4,878	531	11%
BITMO	696	73	10%
E&NE	6,025	768	13%
W&NW	7,343	904	12%

**Under Occupation Statistics - 3 month snapshot**

Area	Jan	Feb	Mar
CITY	5,571	5,675	5,541
S&SE	1,355	1,355	1,325
BITMO	186	186	178
E&NE	2,035	2,035	2,072
W&NW	1,995	1,995	1,966

Area	Jan	Feb	Mar
CITY	1,598	1,475	1,046
S&SE	375	336	215
BITMO	60	53	34
E&NE	603	543	399
W&NW	560	543	398

Area	Jan	Feb	Mar
CITY	5,104	5,384	5,115
S&SE	1,256	1,320	1,222
BITMO	172	174	164
E&NE	1,851	1,997	1,914
W&NW	1,825	1,893	1,815

Area	Jan	Feb	Mar
CITY	467	291	426
S&SE	99	67	103
BITMO	14	9	14
E&NE	184	102	158
W&NW	170	113	151

Area	Jan	Feb	Mar
CITY	462	311	402
S&SE	108	75	102
BITMO	16	7	7
E&NE	151	108	154
W&NW	187	121	139

Area	Year End 2012	Jan	Feb	Mar	Variation: Mar - Mar	Change: YE12 - YE13
CITY	634,209	712,678	702,868	635,364	1,154	0%
S&SE	183,026	229,490	230,998	207,036	24,010	10%
BITMO	14,932	29,790	27,213	24,763	9,830	33%
E&NE	183,809	184,027	176,265	154,749	-29,060	-16%
W&NW	252,442	269,370	268,392	248,817	-3,625	-1%

Area	Year End 2012	Jan	Feb	Mar	Change: YE12 - YE13
CITY	-	246,564	207,207	141,249	-42.7%
S&SE	-	69,395	62,152	38,229	-44.9%
BITMO	-	9,004	7,279	3,486	-61.3%
E&NE	-	71,432	58,567	44,109	-38.3%
W&NW	-	96,732	79,208	55,424	-42.7%

**3rd Level: Activities Quarter 4**

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
<b>2013 YTD</b>	CITY: 72	62	51	32	20	
	S&SE: 59	63	43	29		
	BITMO: 69	92	45	29		
	E&NE: 89	65	54	31	20	
	W&NW: 68	55	54	34		
	<b>Total Let</b>	<b>1872</b>	<b>1985</b>	<b>874</b>	<b>111</b>	<b>1</b>
<b>2012 YTD</b>	CITY: 70	71	70	39	35	
	S&SE: 59	67	69	32		
	BITMO: 64	78	52	32		
	E&NE: 86	75	72	40	65	
	W&NW: 67	70	69	45		
	<b>Total Let</b>	<b>1,848</b>	<b>1,808</b>	<b>785</b>	<b>81</b>	<b>5</b>
						<b>4,527</b>

	S&SE	BITMO	E&NE	W&NW	CITY
<b>Mutual Exchanges relating to Welfare Change</b>					
Jan	2			2	4
Feb	1			2	3
Mar	2			3	5
<b>Total (YTD)</b>	<b>57</b>	<b>20</b>	<b>81</b>	<b>58</b>	<b>216</b>
<b>Swap Shops Held</b>					
Jan				1	1
Feb	1				
Mar	1			1	2
<b>Total (YTD)</b>	<b>7</b>		<b>3</b>	<b>2</b>	<b>12</b>

	S&SE	BITMO	E&NE	W&NW	CITY
<b>Number of referrals made to Adult and Children's Social Services due to Under Occupancy.</b>					
Jan			1	2	3
Feb					0
Mar					0
<b>TOTAL (YTD)</b>	<b>5</b>		<b>4</b>	<b>5</b>	<b>14</b>
<b>Number of case conferences held from referrals, where ALMO is a part of it.</b>					
Jan					0
Feb					
Mar					0
<b>TOTAL (YTD)</b>	<b>1</b>		<b>1</b>	<b>2</b>	<b>4</b>
<b>Number of referrals handled within ALMOs</b>					
Jan	52		4		56
Feb	21		2	3	26
Mar	16		6	2	24
<b>TOTAL (YTD)</b>	<b>322</b>		<b>91</b>	<b>93</b>	<b>506</b>
<b>Number of referrals signposted to other agency (exc A&amp;C social services)</b>					
Jan			4	5	9
Feb			1	4	5
Mar				3	3
<b>TOTAL (YTD)</b>	<b>4</b>		<b>40</b>	<b>39</b>	<b>83</b>

Satisfaction.  
 Survey is being undertaken, results to follow.