Key Housing Nee...

Snapshot: January 2021

Guide to the Key Housing Needs Statistics
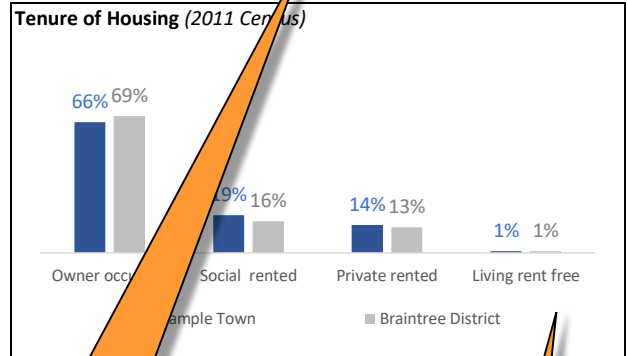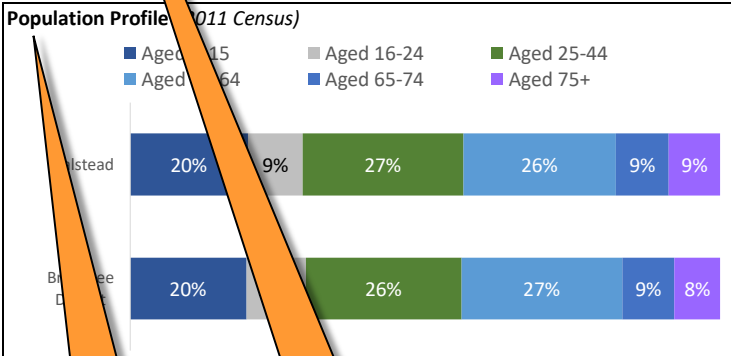*(Version - District and Town)*
www.braintree.gov.uk/housing/housing-statnav

housing
StatNav
Mapping housing needs in the Braintree District

Example Town

Key statistics:	Population (2011 Census) - 11,906	Households (2011 Census) - 5,214

The Example Town population is 8.1% of the total Braintree District population (147,084)

Population Profile *(2011 Census)*

Aged 15 — Aged 16-24 — Aged 25-44
Aged 64 — Aged 65-74 — Aged 75+

| ...stead | 20% | 9% | 27% | 26% | 9% | 9% |
| Br...ee D... | 20% | | 26% | 27% | 9% | 8% |

Tenure of Housing *(2011 Census)*

66% 69% — Owner occu...
...9% 16% — Social rented
14% 13% — Private rented
1% 1% — Living rent free

...ample Town — Braintree District

Hous... Associatio... ...Example Town
There a... Housing As... ...Example Town as at January 2020

...Greenfields Homes ... ...Homes

27
108 68 3
55 11 8
15

1 ...Bungalow 2 Bed Bungalow | 1 Bed Flat/House | 2 Bed Flat | 2 Bed House | 3 Bed House | 4 Bed House | 5 Bed House | Other Homes | Spec... | ...upported Homes

Specialist

| | 4 bed | | TOTAL |
| | 14 | | ...019 |

L...
N... ...9 to January

...ear in Examp...

16

2 | 5 | 4 6 | 2 | 4 | | 1 2 | 1
Studio | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed

Sheltered — Bungalow — Flat — House

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[Callout] The date shows when the data was extracted. e.g. January 2021

[Callout] The **Key Statistics** are population and household figures taken from the 2011 Census data for the towns and the District.

Source: 2011 Census

[Callout] The **population profile** shows the percentage mix of the population of the town from the 2011 Census Statistics.
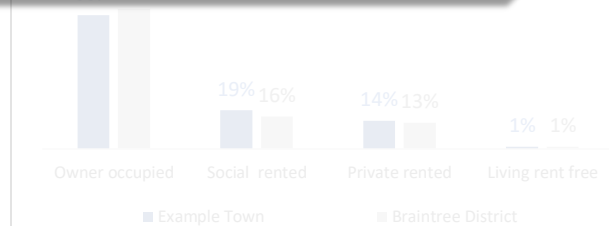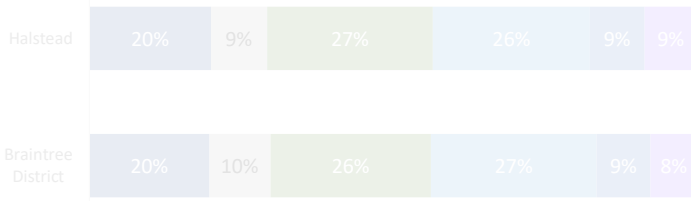
Source: 2011 Census

[Callout] The **tenure of housing** shows whether homes in the village are owner/occupied (with or without a mortgage), private rented or social rented from a Housing Association or whether households are living rent free (i.e. with another household).

Source:
• 2011 Census

[Callout - Reading this section – Examples]

Reading this section – Examples

• There are an estimated 44,499 people living in this town and they comprise 18,340 households

• The number of people who live in this town make up 30% of the total number of people who live in the Braintree District

• 14% of people who live in this town are aged over 65 years

• 16% of the total residential housing in the town is privately rented, but the average across the whole Braintree District is 13% of all homes being privately rented
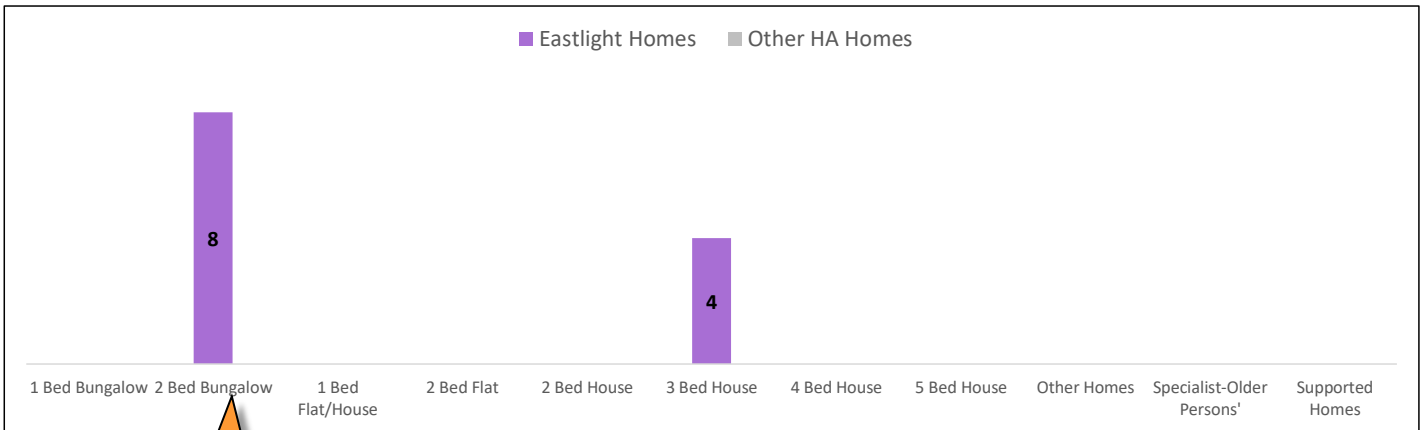
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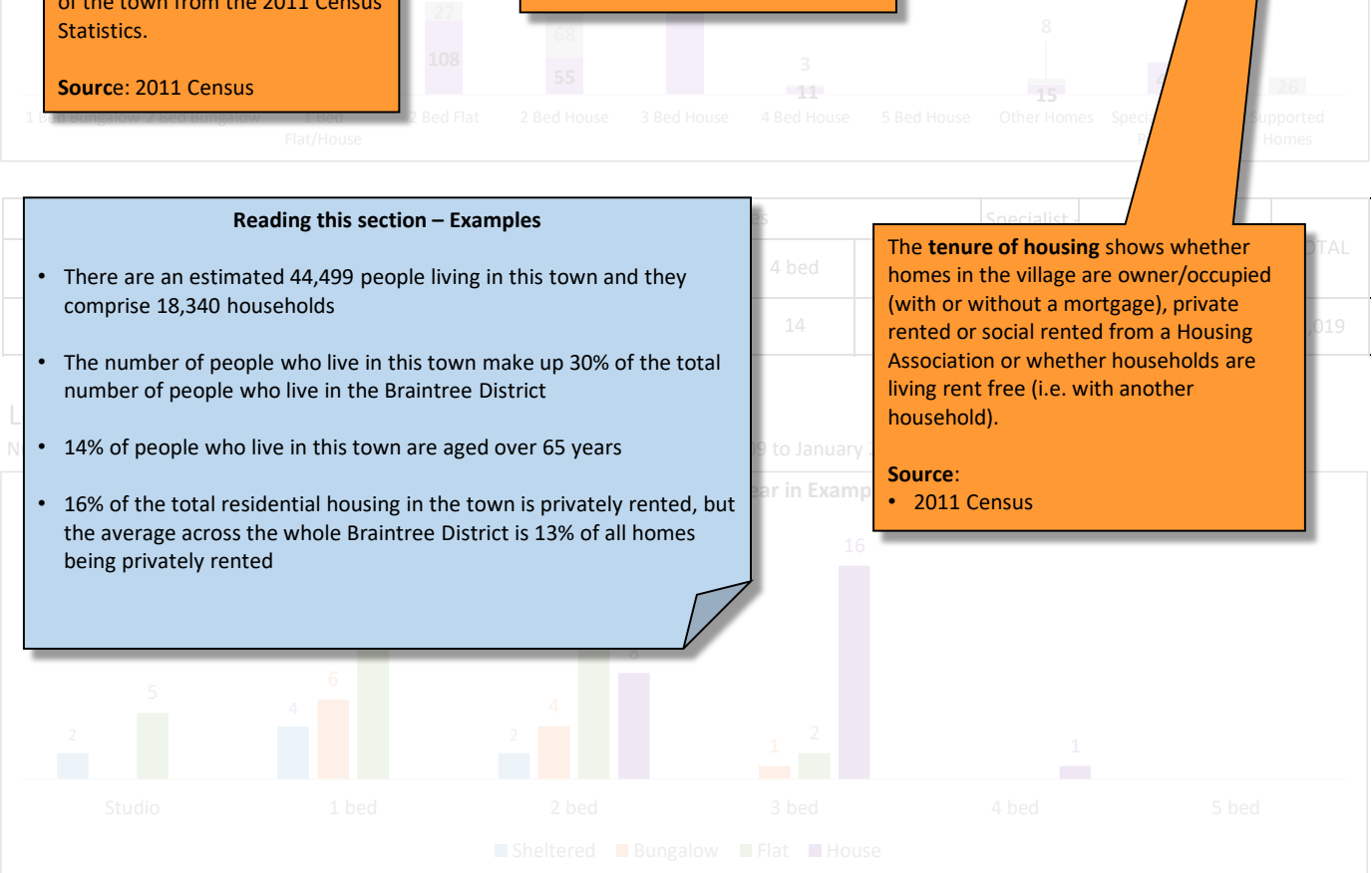
Reading this section – Examples

- There are 121 two bedroom houses in the town – 73 are owned by Eastlight Community Homes and 53 are owned by other housing associations which operate in the Braintree District

- There are 48 specialist older persons' flats in the town – these are unspecified in size on this summary sheet so they can be a mixture of studio, 1 bed 2 bed flats. All are owned by Eastlight.

Halstead	20%	9%	27%	26%	9%	9%

Braintree District	20%	10%	26%	27%	9%	8%

19% 16%   14% 13%   1% 1%

Owner occupied   Social rented   Private rented   Living rent free

■ Example Town   ■ Braintree District

Housing Association homes to rent in Example Town

There are 1,025 Housing Association homes to rent in Example Town as at January 2020

■ Eastlight Homes   ■ Other HA Homes

8

4

1 Bed Bungalow   2 Bed Bungalow   1 Bed Flat/House   2 Bed Flat   2 Bed House   3 Bed House   4 Bed House   5 Bed House   Other Homes   Specialist-Older Persons'   Supported Homes

Bungalows			Flats		Houses				Specialist-older persons'	Supported	Other	TOTAL
1 bed	2 bed		2 bed	3 bed	2 bed	3 bed	4 bed	5 bed				
75			121	0	126	333	1	0	48	46	20	1,025

This section shows how many rented housing association homes there are in the town.

This data includes all the housing association homes which are available for social rent or for new affordable rent tenure.

This data does not include any shared ownership, homebuy or intermediate market rent homes. It does not include any properties which have been purchased under Right to Buy or any private landlords.

Sources:
- Braintree District Council's Housing Association Homes Record (at stated data – e.g. January 2021)
- Eastlight Community Homes 'Crystal' Report (at stated data – e.g. January 2021)

Only the most common property types have been shown on the graph as there is not enough room to show all property types clearly.

However, anything not shown on the graph is included in the table below – please see the 'Other' column. Other property types include:

- 3 bed flats
- 3 and 4 bed bungalows
- Studio bungalows

Specialist-older persons' homes include sheltered accommodation and Extra Care.

Supported housing includes specialist housing which provides support for people. These cover support for homelessness, learning disabilities, mental health, support for mother and

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(Version - District and Town)
www.braintree.gov.uk/housingststnav

housing
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This section shows how many housing association homes have become available to let through Braintree District's lettings system each year.

This is the mean average number of properties per year (taken of the stated period – e.g. from May 2009 to January 2021)

This data includes all Housing Association homes which become available through re-lets and also includes any new-build Housing Association homes which have been let for the first time during this period of time.

Source:
- Braintree District Council's Gateway to HomeChoice records
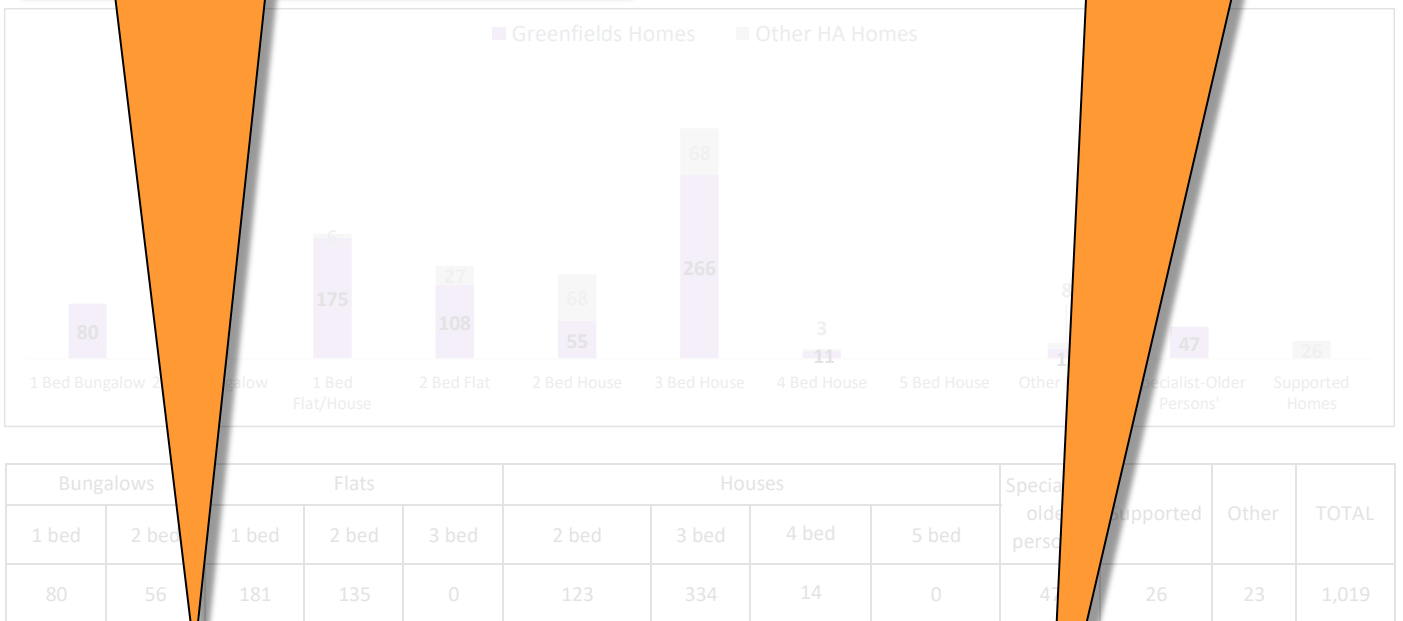
The graph is broken down into the common Housing Association property types and sizes of these properties.

Specialist-older persons' refers to a type of older persons accommodation which are typically flats for the over 55s with communal facilities and often visiting support staff or an on-site warden. This also includes Extra Care.

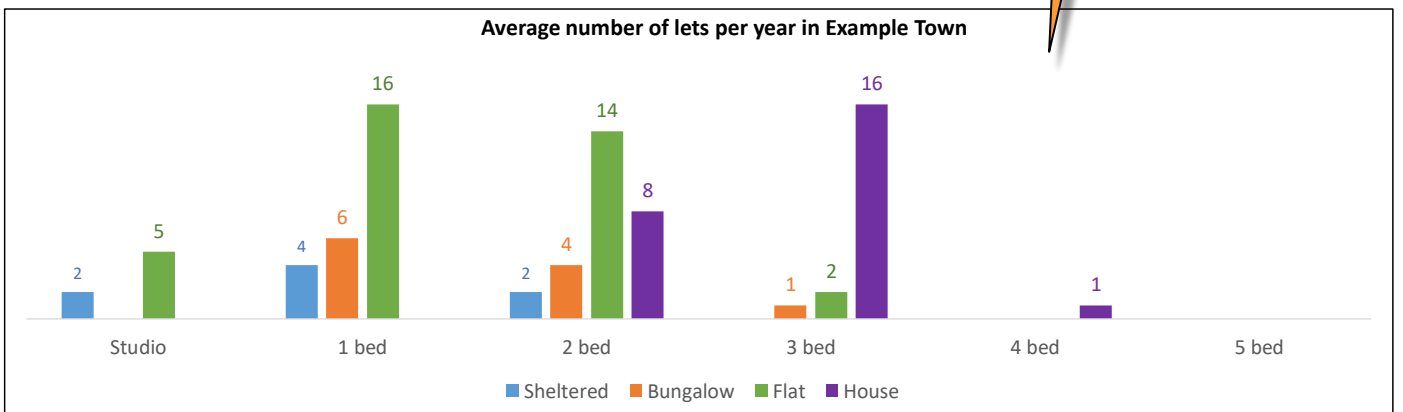**Bungalows** refer to all bungalows let in the District

Flats include all flats and maisonettes, regardless of whether they have communal entrances or individual front doors.

Houses refer to all houses let in the District.

Greenfields Homes   Other HA Homes

Bungalows		Flats			Houses				Specialist older persons	Supported	Other	TOTAL
1 bed	2 bed	1 bed	2 bed	3 bed	2 bed	3 bed	4 bed	5 bed				
80	56	181	135	0	123	334	14	0	47	26	23	1,019

Lettings history in Example Town

Number of lets per year of rented housing association homes (average from May 2009 to January 2021):

Average number of lets per year in Example Town

Studio: Sheltered 2, Flat 5
1 bed: Sheltered 4, Bungalow 6, Flat 16
2 bed: Sheltered 2, Bungalow 4, Flat 14, House 8
3 bed: Bungalow 1, Flat 2, House 16
4 bed: House 1

Legend: Sheltered Bungalow Flat House

Applicants waiting for a housing association home to rent in Example Town

There were 179 households registered on Braintree District Council's system (Gateway to HomeChoice) waiting for housing association homes (households with a current address in the town as at January 2021):

Priority band A	Priority band B	Priority band C	Other bands D to F
9 Applicants	32 Applicants	39 Applicants	99 Applicants

For more information about the priority 'bands' (A to F) for housin~~g allocations~~, please see the guide to the data.

This section shows the total number of applicants who currently have an address in the town and who are registered with Braintree District Council waiting for affordable rented housing.

This is a snapshot of the waiting list taken at the stated date – e.g. January 2021.

This s only based on the applicants' current address and does not include other households in the District who may also want to/have a need to live in the town.

Source:
- Braintree District Council's Gateway to HomeChoice records

In this table, households are broken down by the priority banding they have been awarded by Braintree District Council (see below for more detail on banding).

Bands A to C are considered to be the highest housing need (with Band A as the highest priority).

Bands D, E and F have been aggregated together in the table above as showing much lower housing need:

- Bands D and F are very rare 'exception' bands where there are only a few applicants in these bands each year
- Band E has the highest number of applicants in the District – but they are not considered to be in immediate housing

More details about Priority Banding

When the Council receives an application for housing, the household will be assessed and the application will be placed in a priority 'Band' from A to F, with A as the highest priority.

Bands A to C are for applications which the Council has awarded some priority to and are considered in higher 'housing need'. It also includes social tenants wanting to move to a smaller home.

Band D is for applications where there is a need but are households who have been 'demoted'. This could be due to rent arrears or problems in their current or former tenancy.

Band E is for applications where the residents have no immediate need to move.

Band F is used for people who have care needs and are applying to specialist accommodation only.

For more information on how housing is allocated, please see the Frequently Asked Questions at
www.braintree.gov.uk/housing/housing-statnav

Full details of the banding scheme are also available on the Council's web-site.

Reading this section – Examples

- There are a total of 179 households who are registered with the Council waiting for housing association homes, who currently live in the town

- 32 of the households have been prioritised as Band B

- It is more likely that there are more applicants waiting who may want to live in the town

The property size (number of bedrooms) needed by all applicants:

	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
Age 18-39	11	35	25	7	0	78
Age 40-59	30	15	9	1	1	56
Age 60+	38	7	0	0	0	45
Total	79	57	34	8	1	179

Average waiting times in months for a home in Example Town

Average waiting times in months for all lets (February 2019 to January 2021), split by the application priority band:

Priority band A   Priority band B   Priority band C

18
10
7

3 bed
house

bed
lder
rson

This section shows the age and property size required breakdown of all applicants who are registered with Braintree District Council waiting for affordable rented housing.

This only includes applicants in Bands A to C as these are the households that Braintree District Council have assessed to have a priority 'housing need'.

This is a snapshot of the waiting list taken at the stated date – e.g. January 2021.

This s only based on the applicants' current address and does not include other households in the District who may also want to/have a need to live in the town.
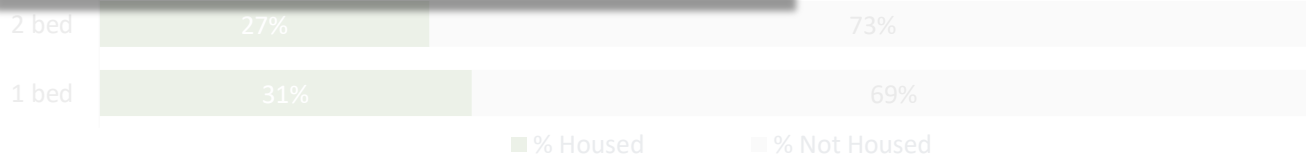
Source:
- Braintree District Council's Gateway to HomeChoice records

This data is not broken down by priority banding as previous data – but this only includes the higher need applicants – (Bands A to C only).

Pr... year in Example Town

The ... were housed each year. These figures have been de...

A... o were housed each year

6%

59%

| 2 bed | 27% | 73% |
| 1 bed | 31% | 69% |

% Housed   % Not Housed

Average waiting times in months for a home in Example Town

Average waiting times in months from all lets (February 2019 to January 2021), split by the application priority band:

Legend: Priority band A, Priority band B, Priority band C

Data values by property type:
- 1 bed bungalow: B 11, C 12
- 2 bed bungalow: A 4, B 10, C 14
- 3 bed bungalow: B 58
- 1 bed flat: A 4, B 6, C 21
- 2 bed flat: B 5, C 22
- 3 bed flat: B 7
- 1 bed house: (no data)
- 2 bed house: A 4, B 9, C 22
- 3 bed house: A 7, B 10, C 18
- 4 bed house: B 16
- 5 bed house: (no data)
- 1 bed older person: A 3, B 18, C 6
- 2 bed older person: A 2, C 11
- 3 bed older person: (no data)
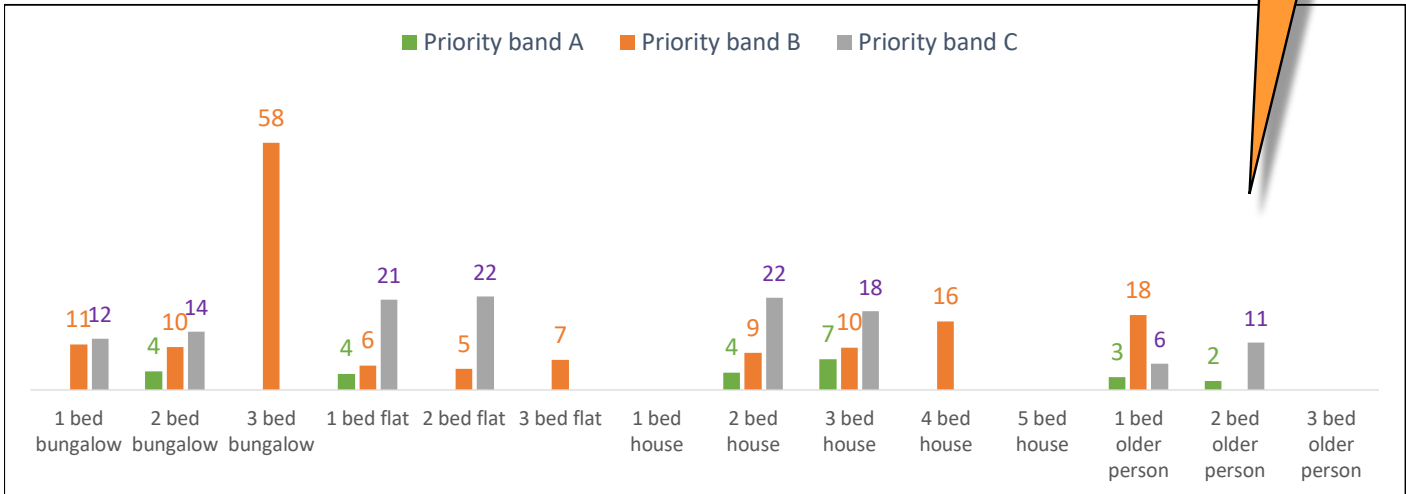
Reading this section – Examples

- In this town, an applicant in a Band B, who is waiting for a three bedroom house can expect to wait for an average of 10 months.

- In this town, a Band B applicant waiting for a 2 bedroom property could expect to wait for an average of 5 months for a flat, but if they wanted a 2 bed house, they would expect to wait almost double this time, for an average of 9 months.

- There have been no lets to anyone in a Band C waiting for a 4 bedroom house between February 2019 and January 2021, so there is no waiting time data.

1 bed   31%   69%

% Housed   % Not Housed

This section shows the proportion of all current applicants (All Bands A to F) with a current address in the town, who would be housed in an average year of lets in the town.

This data enables the comparison of the proportion of need being met by the different property types in this town.

The number of households who have been on the housing register in the last four years waiting for a particular property type, have been compared to the number of housholds who have accpted offers for that particular type of property over the last four years.
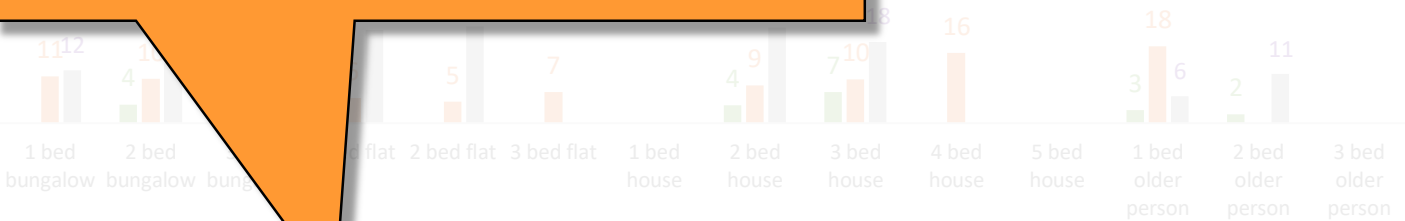
For example:

- If there were 50 applicants waiting on the register and just 5 re-lets per year this would be 5/50, or the proportion that might be expected to be housed is 10%.

Source:
- Braintree District Council's Gateway to HomeChoice records

Reading this section – Examples

- In this town, the property type which is proportionally meeting the highest level of the recorded need is 3 bedroom houses; at 41% - so slightly under a half of households waiting can be expected to be housed in a year

- The property type which is proportionately meeting the lowest level of recorded need is 5 bedroom house at 0%

1 bed bungalow | 2 bed bungalow | 3 bed bungalow | 1 bed flat | 2 bed flat | 3 bed flat | 1 bed house | 2 bed house | 3 bed house | 4 bed house | 5 bed house | 1 bed older person | 2 bed older person | 3 bed older person

Proportion of all current applications housed in one year in Example Town

The average proportion of Example Town housing register applicants, who were housed each year. These figures have been derived from an average of the last four years.

Average percentage of Example Town people on the housing register, who were housed each year

	% Housed	% Not Housed
5+ bed		100%
4 bed	14%	86%
3 bed	41%	59%
2 bed	27%	73%
1 bed	31%	69%

■ % Housed   ■ % Not Housed