

# Key Housing

Snapshot: January 2021

## Guide to the Key Housing Needs Statistics

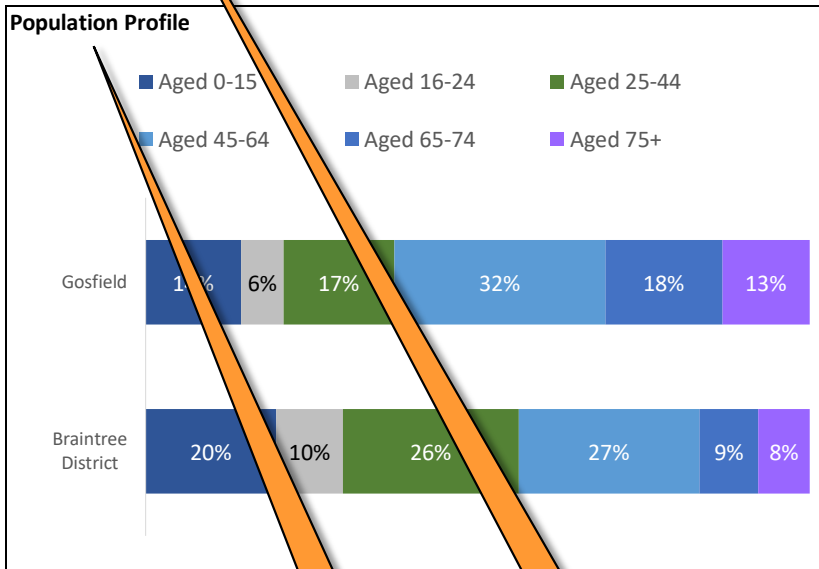
(Version - Village)

[www.braintree.gov.uk/housing/housing-statnav](http://www.braintree.gov.uk/housing/housing-statnav)



### Example Village

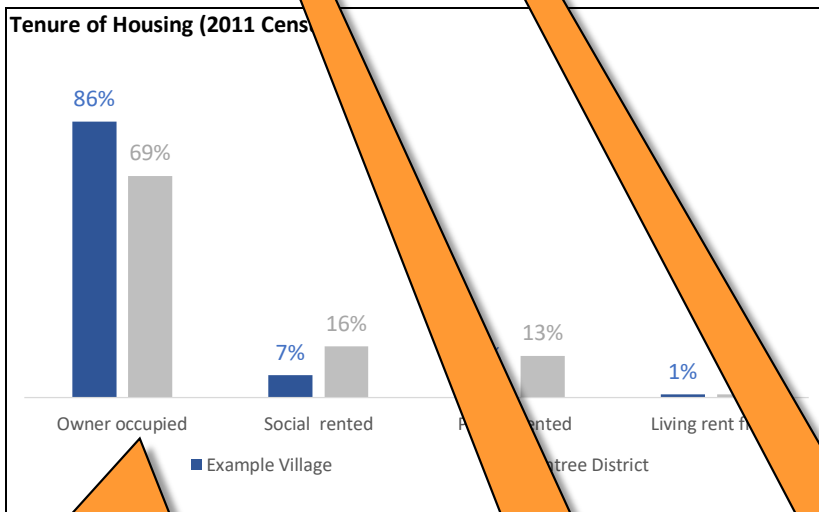
#### About the Parish of Example Village



#### Key Parish Statistics

- Population (2011 Census) - 1,362
- Households (2011 Census) - 616
- The population is 0.9% of the total Braintree District population (147,084)

Almost double the District average of single and couple households over the age of 65. 38% of households are singles or couples households over the age of 65, compared to 21% across Braintree District



Over a third of people are 'economically inactive' (retired, carers and homemakers etc). 35% of people aged 16-74 are 'economically inactive', compared to the 26% District and 28% East of England figures



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:

The **population profile** shows the percentage mix of the population of the village from the 2011 Census Statistics.

Source:  
2011 Census

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

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

Source:

#### Reading this section – Examples

- There are an estimated 1,362 people living in this village and they comprise 616 households
- The number of people who live in this village make up 0.9% of the total number of people who live in the Braintree District
- 6% of the total residential housing in the village is privately rented, but the average across the whole Braintree District is 13% of all homes being privately rented

**Reading this section – Examples**

- There are 11 two bedroom houses in the village – 3 are owned by Eastlight Community Homes and 8 are owned by other housing associations which operate in the Braintree District
- There are no specialist older persons’ flats in the village – these are unspecified in size on this summary sheet so they can be a mixture of studio, 1 bed and 2 bed flats.

Braintree District population (147,084)

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

**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.

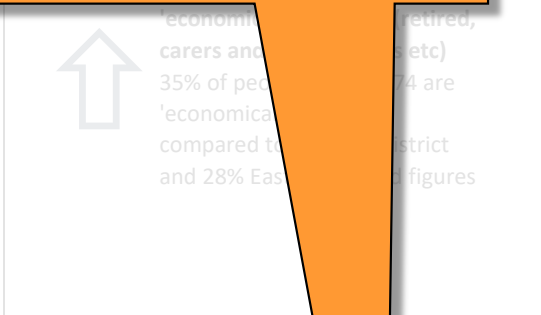
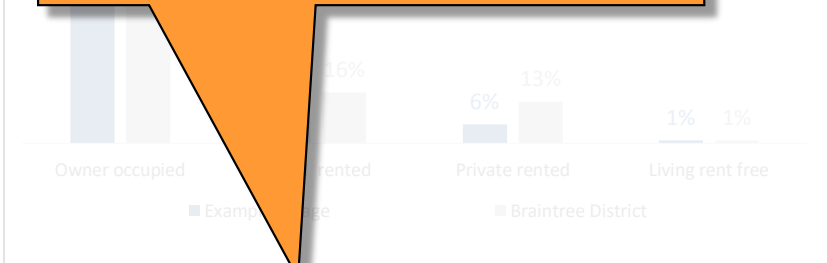
**Sources:**

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

In a very small number of villages , there are some more specialist accommodation:

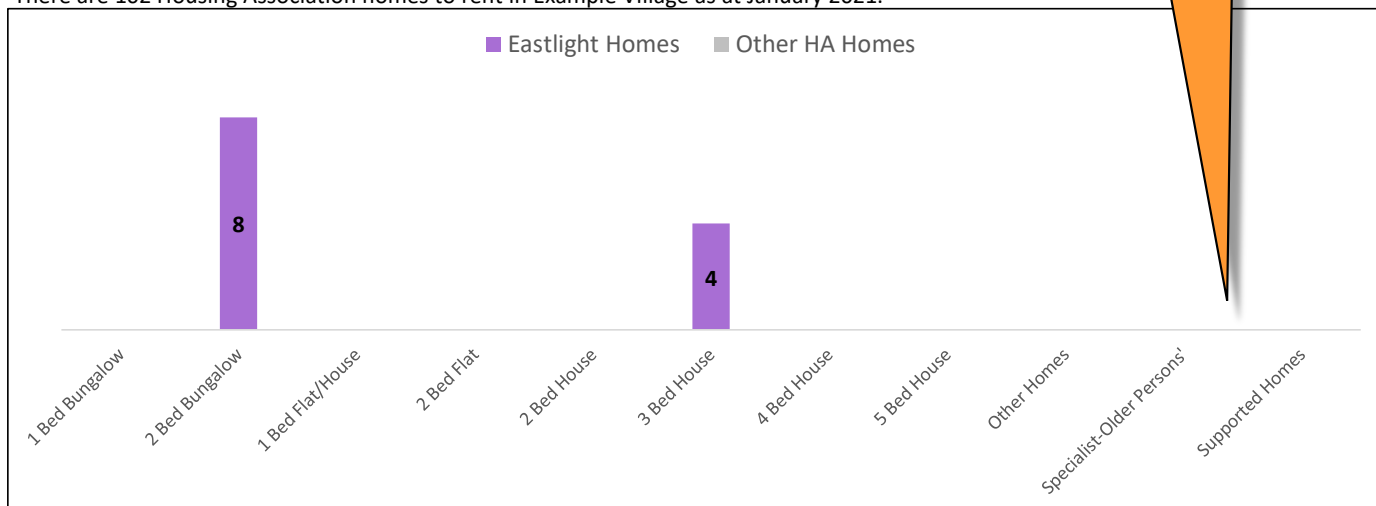
**Specialist –older persons’** homes includes sheltered accommodation and Extra Care

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



**Housing Association homes to rent in Example Village**

There are 102 Housing Association homes to rent in Example Village as at January 2021.



There were 8 Flagship, 88 Eastlight, 6 Hastoe Housing Association properties in the village.

## Lettings history in Example Village

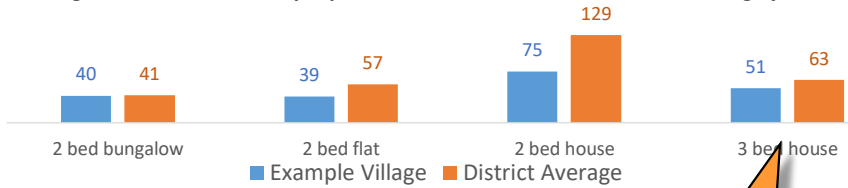
### Number of homes which have become available to rent

During the ten year period from April 2009 to January 2021, there have been 15 homes that have become available to rent through Gateway to HomeChoice.

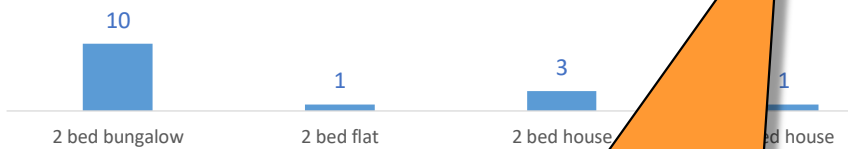
These were:

- 10 x 2 bed bungalows
- 1 x 2 bed flat
- 3 x 2 bed houses
- 1 x 3 bed house

### Average number of bids on properties advertised on the Council's letting system



### Total number of homes which became available between 2009 and 2021



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 from 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

This graph shows the average number of applicants (households who are registered on the Council's system waiting for housing) who 'bid' for each property which is advertised to let - and then compares this to the District average number of bids per property type.

'Bidding' is where the households who are waiting, indicate that they want to live in the specific property that is being advertised. The household who has the highest priority and has been waiting for the longest will be top of the bidding list.

This graph shows the mean average number of bids per property (taken from the quoted time period e.g. from April 2009 to January 2021). In many cases in these smaller villages, it will be just the one example as there have been so few lets.

For more information about the Choice based lettings system and how housing is allocated – please see the Frequently Asked Questions at the Housing StatNav website -

[www.braintree.gov.uk/housing/housing-statnav](http://www.braintree.gov.uk/housing/housing-statnav)

#### Source:

Braintree District Council's Gateway to HomeChoice records



### Reading this section – Examples

- In the ten year period, there has only been 1x two-bedroom flat which has become available to rent in this village.
- 39 applicants bid for this 1x two-bedroom flat – which is just over two thirds of the Braintree District average of 57 bids for each two-bedroom flat.

|         |   |   |   |   |   |    |
|---------|---|---|---|---|---|----|
| Age 60+ | 5 | 4 | 4 | 1 | 0 | 5  |
| Total   | 9 | 4 | 4 | 1 | 0 | 18 |

| Priority Band      | 1 bed | 2 bed | 3 bed | 4 bed | 5+ bed | Total |
|--------------------|-------|-------|-------|-------|--------|-------|
| Priority band A    |       |       |       |       |        |       |
| Priority band B    | 1     |       | 1     |       |        | 2     |
| Priority band C    | 3     | 1     |       |       |        | 4     |
| Other bands D to F | 5     | 3     | 3     | 1     |        | 12    |
| Total              | 9     | 4     | 4     | 1     | 0      | 18    |

Letting history in Example Village

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

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

This is only based on the applicants' current address and does not include other applicants who may also have a local connection to the village e.g.

- Close family member in the village
- Working in the village

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

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

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

Bands D, E and F have been collated together in the table below as showing a 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 need.

### Applicants waiting for a housing association home to rent

There were 7 households registered on Braintree District Council's system (Gateway to HomeChoice) waiting for housing association homes (households with a current address in the Example Village as at January 2021):

| Priority band A | Priority band B | Priority band C | Other bands D to F |
|-----------------|-----------------|-----------------|--------------------|
| 0 Applicants    | 1 Applicant     | 1 Applicant     | 5 Applicants       |

For more information about the priority 'bands' (A to F) for housing applications, please see the guide to the data.

Applicants in Example Village and surrounding villages

**Reading this section – Examples**

- There are a total of 7 households who are registered with the Council waiting for housing association homes, who currently live in the village.
- 1 of the 7 households has been prioritised as Band B.
- It is also likely that there are more applicants waiting, who do not currently live there, but who may have a local connection to the village.

|           |   |   |
|-----------|---|---|
| Age 18-39 | 1 | 3 |
| Age 40-59 | 3 | 1 |
| Age 60+   | 5 |   |
| Total     | 9 | 4 |

| Priority Band      | 1 bed | 2 bed |
|--------------------|-------|-------|
| Priority band A    |       |       |
| Priority band B    | 1     |       |
| Priority band C    | 3     | 1     |
| Other bands D to F | 5     | 3     |
| Total              | 9     | 4     |

**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](http://www.braintree.gov.uk/housing/housing-statnav)

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

## Lettings history in Example Village

Similar to the previous section, this data shows the total number of applicants waiting for affordable rented housing who currently have an address in the village. **However this data also includes other villages which neighbour this village.**

The surrounding villages included are those which could reasonably be considered to be included in a local lettings policy.

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

This is only based on the applicants' current address and does not include other applicants who may also have a local connection to the villages e.g.

- Close family member in the villages
- Working in the village

### Source:

Braintree District Council's Gateway to HomeChoice records

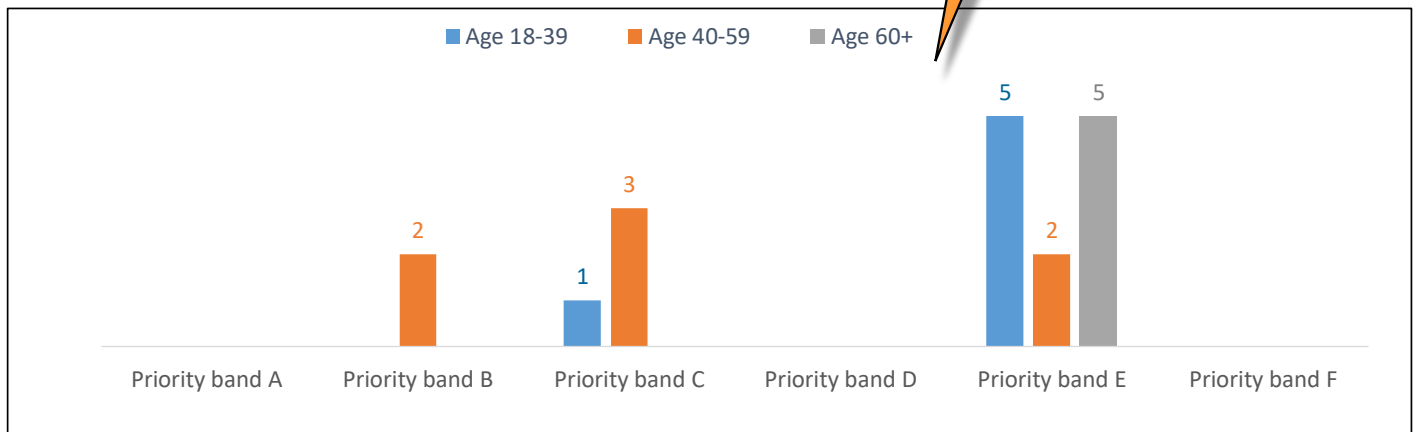
For detailed information on Banding and how applications are prioritised – please see previous page.

This data is also broken down by the age group of the lead applicant to help understand what types of housing may be required

For more information on priority 'bands' (A to F) for housing applications, please see the guidance on the data.

### Applicants in Example Village and surrounding villages

There were 18 households registered for housing association homes with a current address in Example Village and surrounding villages (Village A, Village B and Village C) at January 2021. These are broken down into the priority 'bands' A to F:



| Priority band A | Priority band B | Priority band C | Other bands D to F |
|-----------------|-----------------|-----------------|--------------------|
| 0               | 2               | 4               | 12                 |

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

| Age Group | 1 bed | 2 bed | 3 bed | 4 bed | 5+ bed | Total |
|-----------|-------|-------|-------|-------|--------|-------|
| Age 18-39 | 0     | 1     | 0     | 0     | 0      | 1     |
| Age 40-59 | 0     | 2     | 3     | 0     | 0      | 5     |
| Age 60+   | 0     | 0     | 0     | 0     | 5      | 5     |
| Total     | 0     | 3     | 3     | 0     | 5      | 11    |

**Reading this section – Examples**

- In this village and the neighbouring villages outlined above, there are 6 applicants in Bands A to C. The majority of these applicants are aged 40-59 years
- There are only 2 applicants in Band B – in both of which the lead applicant of the household is aged 40-59 years

## Lettings history in Example Village

|   |   |
|---|---|
| Number of homes which have become available in this village | Average number of bids on properties advertised on the Council's letting system |
|---|---|

### Reading this section – Examples

- In this village and the neighbouring villages outlined above, there are 4 applicants waiting for 2 bedroom homes – In 3 of these households the lead applicant is 18-39 years old.
- There are 4 applicants from this village or the specified neighbouring villages waiting for a 3 bedroom home.
- The greatest need in this village is for 1 bedroom properties as there are 9 households (4 in Bands A to C) on the housing register in need of this type of accommodation.

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 - who currently have an address in this village and other villages which neighbour this village.

The surrounding villages included are those which could reasonably be considered to be included in a local lettings policy.

This is a snapshot of the waiting list as at the stated date (e.g. January 2021)

This is only based on the applicants' current address and does not include other applicants who may also have a local connection to the villages e.g.

- Close family member in the villages
- Working in the villages

This data is also broken down by priority banding, showing Bands A, B and C with Bands D-F aggregated together.

These tables show the largest property size that the household would be allocated.

| Priority band A | Priority band B | Priority band C | Other bands D to F |
|-----------------|-----------------|-----------------|--------------------|
| 0               | 2               | 4               | 12                 |

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

| Age Group    | 1 bed    | 2 bed    | 3 bed    | 4 bed    | 5+ bed   | Total     |
|--------------|----------|----------|----------|----------|----------|-----------|
| Age 18-39    | 1        | 3        | 2        |          |          | 6         |
| Age 40-59    | 3        | 1        | 2        | 1        |          | 7         |
| Age 60+      | 5        |          |          |          |          | 5         |
| <b>Total</b> | <b>9</b> | <b>4</b> | <b>4</b> | <b>1</b> | <b>0</b> | <b>18</b> |

| Priority Band      | 1 bed    | 2 bed    | 3 bed    | 4 bed    | 5+ bed   | Total     |
|--------------------|----------|----------|----------|----------|----------|-----------|
| Priority band A    |          |          |          |          |          |           |
| Priority band B    | 1        |          | 1        |          |          | 2         |
| Priority band C    | 3        | 1        |          |          |          | 4         |
| Other bands D to F | 5        | 3        | 3        | 1        |          | 12        |
| <b>Total</b>       | <b>9</b> | <b>4</b> | <b>4</b> | <b>1</b> | <b>0</b> | <b>18</b> |