

Highland Housing Register Annual Monitoring Report 13 May 2008 – 31 March 2009

1. Introduction

1.1 The Highland Housing Register Allocations Policy sets out details for annual performance monitoring.

1.3 This report relates to the period 13 May 2008 – 31 March 2009. It contains tables with monitoring information and includes commentary. It should be noted that these are not full year figures as the Highland Housing Register was implemented on 13 May 2008.

2. Monitoring Information

2.1 Applications

2.1.1 Table 1a) shows there were 9965 live applications at 31 March 2009 of which 7171 (72%) were from households seeking a social rented tenancy from the HHR partner landlords and 2794 (28%) were from existing tenants of the HHR partner landlords seeking to transfer to alternative housing.

Table 1 a) – Number of HHR Live applications at 31st March 2009

Area Office	HHR Housing List	HHR Transfer List	Total	Percentage
Albyn Housing Association	988	480	1468	15%
Cairn Housing Association	881	180	1061	11%
Lochaber Housing Association	251	72	323	3%
Lochalsh & Skye Housing Association	179	46	225	2%
Pentland Housing Association	101	39	140	1%
Alness	408	274	682	7%
Badenoch & Strathspey	311	102	413	4%
Dingwall	553	252	805	8%
Inverness	2002	715	2717	27%
Lochaber	521	172	693	7%
Nairn	249	47	296	3%
Portree	236	52	288	3%
Sutherland	249	96	345	3%
Thurso	131	121	252	3%
Wick	111	146	257	3%
TOTAL	7171	2794	9965	100%

2.1.2 This table shows the number of applications held by each HHR partner. The register increased by some 2000 applications over the first year of implementation and at the end of July 2009 demand had increased to 10 766 applications.

2.1.3 The annual re-registration of applications commenced in July 2009 and will assist in maintaining the accuracy of the register.

- 2.1.4 Most applications are held in office locations close to where applicants want to be housed. The housing demand shown in Table 1 can therefore be considered relative to the housing supply shown in Table 3 as an indicator of the continued housing pressure across Highland.
- 2.1.5 Table 1b) shows the breakdown of HHR applications by the age group of main applicants. 22% of applicants are 16 – 25 years, 62% are 26-59 years, and 16% are 60 years or over. More detailed breakdown of the profile of older tenants is included at section 2.3 Table 4 and Table 5 of this report.

Table 1b) - Applications by age group

Area Office	Age group			TOTAL
	16-25	26-59	>60	
Albyn Housing Society	301	886	281	1468
Cairn Housing Association	168	708	185	1061
Lochaber Housing Association	55	211	57	323
Lochalsh & Skye Housing Association	21	173	31	225
Pentland Housing Association	31	78	31	140
Alness	172	414	96	682
Badenoch & Strathspey	61	278	74	413
Dingwall	163	479	163	805
Inverness	628	1668	421	2717
Lochaber	164	439	90	693
Nairn	102	112	82	296
Portree	52	181	55	288
Sutherland	64	201	80	345
Thurso	61	148	43	252
Wick	69	159	29	257
TOTAL	2112	6135	1718	9965

- 2.1.6 Table 1c) shows the breakdown of HHR applications by household type. 46% of social housing demand across Highland is from single person households, with 12% from couples and 42% from households with 1 or more children.

Table 1c) – Applications by household type

Area Office	Household Type			TOTAL
	Single	Couples	Families	
Albyn Housing Association	596	181	691	1468
Cairn Housing Association	461	161	439	1061
Lochaber Housing Association	153	40	130	323
Lochalsh & Skye Housing Association	95	41	89	225
Pentland Housing Association	61	28	51	140
Alness	259	81	342	682
Badenoch & Strathspey	162	72	179	413
Dingwall	351	112	342	805
Inverness	1398	172	1147	2717
Lochaber	306	95	292	693
Nairn	156	43	97	296
Portree	182	42	64	288
Sutherland	159	69	117	345
Thurso	138	38	76	252
Wick	117	29	111	257
TOTAL	4594	1204	4167	9965

2.1.7 Highland Housing Register policy allows the allocation of 2 bed properties to single person & couple households given the limited existing supply of 1 bedroom houses.

2.2 Applicants Housed

2.2.1 Table 2 shows that 1302 applicants achieved permanent housing in 2008/2009 following implementation of Highland Housing Register (HHR) in May 2008.

Table 2 – Number of housed applicants through HHR

Number housed	2005/2006	2006/2007	2007/2008	2008/2009		
				04/08-05/08	05/08 - 04/09	Total 08/09
Highland Council	1120	1188	1042	118	835	953
Albyn	300	321	367	28	191	219
Cairn	166	164	82	32	117	149
Lochalsh & Skye	67	64	83	2	86	88
Lochaber	30	87	57	23	27	50
Pentland	34	82	95	2	46	48
Total	1717	1906	1726	205	1302	1507

2.2.2 Table 2 also shows that 1507 households were housed by HHR partners for the full year 2008/2009 including the period prior to HHR's implementation.

2.2.3 This table also provides historic information on the number of properties available by each provider since 2005/2006, and the collective supply since this time. This demonstrates the improved access and outcome opportunity for individual housing applicants through a common system in a declining supply environment.

2.2.4 For every allocation made through HHR in 2008/2009 there were 6.6 applicants. This is a significant improvement on previous Highland Wide ratios of demand to supply and is a consequence of the improved register.

2.2.5 The ratio of applicants to allocations varies significantly across the HHR letting zones and at community level and is an indicator of housing pressure.

2.2.6 Table 3a) details which partners housed the 1302 applicants. It reflects the supply pattern across HHR for 2008/2009 which includes a number of large new build completions, for example, through Lochalsh & Skye, Albyn and Cairn.

Table 3a) – Applicants housed by HHR partners

Area	Transfer list	Housing list	All applicants housed	% of all housed	% Transfer /housing list
<i>HHR Partners</i>					
Albyn HS	35	156	191	15%	18/82
Cairn HA	17	100	117	9%	15/85
Lochaber HA	6	21	27	2%	22/78
Lochalsh & Skye	16	70	86	7%	19/81
Pentland HA	3	43	46	4%	7/93
Total	77	390	467	36%	16/84
<i>Highland Council</i>					
Alness	19	75	94	7%	20/80
Badenoch	5	26	31	2%	16/84
Dingwall	15	73	88	7%	17/83
Inverness	42	187	229	18%	18/82
Lochaber	4	48	52	4%	8/92
Nairn	9	29	38	3%	24/76
Portree	5	26	31	2%	16/84
Sutherland	10	52	62	5%	16/84
Thurso	19	64	83	6%	23/77
Wick	25	102	127	10%	20/80
Total	161	674	835	64%	19/81
SUM	238	1064	1302	100%	18/82

- 2.2.7 This table also shows the proportion of properties made available to existing tenants on the transfer list and to the general housing list by each of the HHR partners.
- 2.2.8 Following the initial six month impact report to committee in January 2009 a percentage quota was agreed to support outcomes of the combined Transfer List/Housing List. This was set at 20% of allocations to transfer list and 80% to housing list.
- 2.2.9 Of the 1302 allocations made 1064 (82%) were made to housing list applicants while 238 (18%) were made to existing tenants who transferred. This is an improvement on the 6 month performance.
- 2.2.10 Notable variations in proportions of lets to housing and transfer applicants can be the result of a mismatch of the stock becoming available relative to the housing size, type or location choices or needs of tenants.
- 2.2.11 Table 3a) also shows the proportion of houses allocated by each HHR partner. Of the 1302 houses 835 (64%) were allocated by the council and 467 (36%) were allocated by the RSL partners.
- 2.2.12 Table 3b) shows supply for the year by each of the HHR lettings zones. This indicates that the highest availability was in Inverness City with 278 units for the year, followed by Caithness with 183 units, then Mid Ross and Alness/Invergordon with 124 and 112 units respectively.
- 2.2.13 With respect to the information in Table 1 the figures in Tables 3a & 3b evidence the wide variation in supply against demand across Highland.
- 2.2.14 Table 3b) shows that the zones of Gairloch, North East Lochaber, the Ardnamurchan peninsula, Tomatin, Kingussie and Lochcarron have the most limited supply in Highland.

Table 3b) - Applicants Housed by zone

Partner ZONE	Albyn	Cairn	Lochaber	Lochalsh & Skye	Pentland	Highland Council	TOTAL
West Caithness	5	6			39	89	139
East Caithness	10	17			7	10	44
North West Sutherland	9					2	11
East Sutherland	23	8				58	89
Tain	9	7				39	55
Alness/Invergordon	37					75	112
Mid Ross	22	14				88	124
Black Isle		1				14	15
Ullapool		6				11	17
Gairloch	1						1
Lochcarron	5					4	9
North Skye				46		18	64
South Skye				30		8	38
Lochalsh				10		3	13
West Lochaber			5			5	10
North East Lochaber			1				1
Peninsula			5				5
South Lochaber			2			15	17
Central Lochaber			14			43	57
Ardersier	18	8				30	56
Beauly	1					10	11
Loch Ness	3	2				8	13
Tomatin	3					2	5
Inverness City	9	40				229	278
Aviemore	10	6				14	30
Kingussie	1					8	9
Grantown	3					11	14
Nairn	8	2				36	46
Nairn Rural	14					5	19
TOTAL	191	117	27	86	46	835	1302

2.3 Housing for Older People and People with Disabilities

- 2.3.1 Table 4 and Table 5 show the percentage of HHR applicants over 60 years and the proportions of these applicants who were housed over the period. The data is further broken down to show the proportion of applicants over 75 years from this group, as well as the numbers over 75 who were housed.
- 2.3.2 Table 4 shows that 1734 applicants (17%) are over 60 years while Table 5 shows that 363 (28%) of available lets went to this age group. Furthermore, 135 of these housed applicants (37%) were over 75 years. The proportion of older people housed has increased by 3% since the initial HHR monitoring report of January 2009.

Table 4 - Applicants ≥ 60 years of age

Area	Applicants on list aged between 60 & 74	Applicants on list aged ≥ 75	Total Applicants aged ≥ 60	% of applicants aged ≥ 60
Albyn HA	216	65	281	16
Cairn HA	117	68	185	11
Lochaber HA	45	12	57	3
Lochalsh&Skye	22	9	31	2
Pentland HA	25	6	31	2
Alness				
Alness	71	25	96	6
Badenoch&Strath				
Badenoch&Strath	49	25	74	4
Dingwall				
Dingwall	105	58	163	9
Inverness				
Inverness	314	107	421	25
Lochaber				
Lochaber	61	29	90	5
Nairn				
Nairn	44	38	82	5
Portree				
Portree	41	14	55	3
Sutherland				
Sutherland	58	22	80	4
Thurso				
Thurso	23	20	43	3
Wick				
Wick	17	12	29	2
Total	1208	510	1718	17%

Table 5 - Housed Applicants ≥ 60 years of age

Area	Housed applicants on list aged between 60 & 74	Housed applicants on list aged ≥ 75	Total applicants housed aged ≥ 60	% of applicants housed aged ≥ 60
Albyn HS	35	11	46	24
Cairn HA	22	16	38	32
Lochaber HA	2	3	5	19
Loch&Skye HA	6	2	8	9
Pentland HA	9	1	10	22
Alness				
Alness	16	2	18	19
Kingussie				
Kingussie	11	7	18	58
Dingwall				
Dingwall	25	17	42	48
Inverness				
Inverness	37	29	66	29
Lochaber				
Lochaber	10	8	18	35
Nairn				
Nairn	4	8	12	32
Portree				
Portree	9	0	9	29
Sutherland				
Sutherland	17	5	22	35
Thurso				
Thurso	8	13	21	25
Wick				
Wick	17	13	30	24
TOTAL	228	135	363	28%

2.3.3 Table 6 provides information on the number of applicants with a disability, by the office which is holding their application. It also shows how many applicants with a disability were housed by each of the HHR partners.

Table 6 - Applicants with Disability

Area	Live apps with Disability	% of all Live	Housed apps with Disability	% of all housed
Albyn HS	239	16	43	23
Cairn HA	202	19	26	22
Lochaber HA	70	22	4	15
Loch&Skye HA	21	9	12	14
Pentland HA	23	16	11	24
Sum	555	17%	96	20%
Alness				
Alness	55	8	9	10
Kingussie				
Kingussie	39	9	2	6
Dingwall				
Dingwall	138	17	22	25
Inverness				
Inverness	584	21	85	37
Lochaber				
Lochaber	125	18	11	41
Nairn				
Nairn	61	21	14	37
Portree				
Portree	36	13	6	19
Sutherland				
Sutherland	37	11	12	19
Thurso				
Thurso	39	15	24	29
Wick				
Wick	46	18	21	25
Sum	1160	17%	206	25%
TOTAL	1715	17%	302	23%

2.3.4 1715 applicants have a disability which represents 17% of HHR demand at the year end. 302 applicants with a disability were successful in achieving a housing outcome through HHR which is 23% of all allocations made.

2.3.5 The Council has a continued commitment to supporting the development of new build housing suitable for older people with a target of 600 units for older people and people with disabilities. Table 4, 5 & 6 demonstrates the extent to which the HHR is supporting this target and evidencing the outcomes.

2.4 Housing for People with Care and Support Needs

2.4.1 Table 7 notes the occurrence of Care and Support needs amongst HHR applicants at the year end and notes the proportion achieving a housing outcome.

2.4.2 As a proportion of all applicants 435 (4%) have one or more of a range of needs from this points category. This continues as a significant improvement to the previous policy's Community Care points category where only 1% were eligible and evidences that the broader range better reflects the diverse circumstances of care and support.

2.4.3 Table 7 also shows the proportion of applications with assessed Care and Support needs held by each HHR partner. The larger than anticipated volume of applications with low level Care & Support needs held at Albyn (210 applications/14%) and Lochalsh & Skye (27 applications/12%) is currently under review.

Table 7 - Number of Applicants and Housed with Care & Support Points

Area	Number of applicants on list with Community Care points	% of all applicants on list	Number housed with Community Care points	% of all housed applicants
Albyn HS	210	14	25	13
Cairn HA	74	7	14	12
Lochaber HA	0	-	1	4
Lochalsh&Skye HA	27	12	8	9
Pentland HA	2	1	6	13
Alness				
Alness	14	2	3	3
Badenoch&Straths				
Badenoch&Straths	1	<0.01	1	3
Dingwall				
Dingwall	41	5	13	15
Inverness				
Inverness	41	2	24	10
Lochaber				
Lochaber	4	1	2	4
Nairn				
Nairn	3	1	6	16
Portree				
Portree	17	6	3	10
Sutherland				
Sutherland	1	<0.01	1	2
Thurso				
Thurso	0	-	3	4
Wick				
Wick	0	-	1	1
TOTAL	435	4%	109	8%

2.4.4 In terms of housing outcomes Table 7 shows that 109 of all applicants housed had an element of Care & Support which is equivalent to 8% of all those housed. The Care & Support category continues to perform well though initial review has established that eligibility requires to be extended to include other client groups.

2.4.5 Recommendations on policy changes to the Care & Support category of housing need, including arrangements for Kinship Care and Through Care/After Care responsibilities, will be made in a future committee report.

2.5 Special Allocations Status

2.5.1 Table 8 details the use of the Special Allocations Status category. This category of need is restricted for cases where there is no alternative category of need in the policy. Eligibility is subject to scrutiny and approval by HHR Management Group members.

Area	Number of applicants on list with SAS points	% of all applicants on list	Number housed with SAS Points	% of all housed applicants
Albyn HS	0	-	7	4%
Cairn HA	0	-	3	2.6%
Lochalsh & Skye HA	0	-	1	1%
Alness				
Alness	1	<0,01	3	3%
Dingwall				
Dingwall	0	-	2	2%
Inverness				
Inverness	2	<0,01	20	9%
Lochaber				
Lochaber	0	-	1	2%
Thurso				
Thurso	0	-	1	1%
Total	3	<0,01	38	3%

2.5.2 The number of households successfully housed from this category at 38 (3% of all housed applicants) is lower than with the equivalent priority available under the council's previous policy where the pattern was around 80 households per year.

2.5.3 The award of this category of need equates to urgent re-housing and hence as expected there are only a small number (3) of applicants with an urgent requirement to move where the needs are not elsewhere accounted for in the policy.

2.6 Homelessness

2.6.1 Table 9a) shows that at 31 March 2009 the Local Authority was assessed to have a legal duty to provide a permanent housing outcome to 839 (8%) households on the HHR. Otherwise, housing applicants have a right to apply for housing, have their housing need assessed and have their details held on a housing register.

Table 9a) - Number of Homeless Applicants at year end and Number Housed in year

Area	Number of Live applications with homeless points	% of all apps on list	No. housed	No. housed with homeless points	% all housed apps
HHR Partners					
Albyn HS	54	4%	191	68	36%
Cairn HA	48	5%	117	39	33%
Lochaber HA	0	-	27	8	30%
Lochalsh & Skye	6	3%	86	35	41%
Pentland HA	1	1%	46	9	20%
SUB TOTAL 1	109	3%	467	159	34%
HC Offices					
ALNESS	114	17%	94	66	70%
BADENOCHANDSTRATH	24	6%	31	19	61%
DINGWALL	126	16%	88	49	56%
INVERNESS	331	12%	229	157	69%
LOCHABER	57	8%	52	37	71%
NAIRN	29	10%	38	26	68%
PORTREE	35	12%	31	17	55%
SUTHERLAND	5	1%	62	11	18%
THURSO	6	2%	83	12	14%
WICK	3	1%	127	33	26%
SUB TOTAL 2	730	11%	835	427	51%
SUM	839	8%	1302	586	45%

2.6.2 Table 9a) also shows the number of applications with this category of Housing Need based on where their application is held. The responsibility to assess homelessness priority is specific to local authorities and the figures reflect this administrative distinction.

2.6.3 Table 9a) includes information about the number of households (586) from the homelessness category of housing need who were housed during the year. Of these 427 (51%) were housed by the council and 159 (34%) were housed by HHR RSL partners. This evidences a slight decline to 45% overall from the initial 6 month impact report.

2.6.4 Table 9a) also shows the number of applicants with homelessness priority who were housed by each partner in the context of their overall supply for the year.

2.6.5 Table 9b) more specifically details the HHR lettings zones, the number of applicants with homelessness priority need who were housed in each zone, and by which housing provider.

Table 9b) - Number of Homeless Applicants Housed by Zone

	Albyn	Cairn	Lochaber	Lochalsh & Skye	Pentland	HC	Total
ZONE							
West Caithness	1	2			7	13	23
East Caithness		3			2	25	30
North West Sutherland							
East Sutherland	5	2				9	16
Tain	7					17	24
Alness/Invergordon	22					49	71
Mid Ross	13	10				33	56
Black Isle						6	6
Ullapool		1				4	5
Gairloch						3	3
Lochcarron						1	1
North Skye				18		9	27
South Skye				12		4	16
Lochalsh				5		2	7
West Lochaber						1	1
North East Lochaber			1				1
Peninsula							
South Lochaber						8	8
Central Lochaber			7			26	33
Ardersier	7	3				8	18
Beauly	1					3	4
Loch Ness						4	4
Tomatin	1					1	2
Inverness City	6	14				157	177
Aviemore	2	3				9	14
Kingussie	1					3	4
Grantown						6	6
Nairn	2	1				23	26
Nairn Rural						3	3
TOTAL	68	39	8	35	9	427	586

2.6.6 The government target for the Abolition of Homelessness Priority Need may require HHR policy changes for implementation in 2012.

2.7 Medical Needs

2.7.1 Table 10 provides information about applicants with medical needs and those housed with medical needs.

Table 10 - Number of Applicants and Housed with Medical Needs

Area	Number of applications with medical points	% of all apps on list	Number housed with medical points	% of all housed applicants
ALBYN HS	407	28	96	50
CAIRN HA	279	26	50	43
LOCHABER HA	84	26	11	41
LOCHALSH&SKYE HA	37	16	29	28
PENTLAND HA	32	23	24	52
SUB TOTAL 1	839	26%	210	45%
ALNESS	221	32	55	59
BADENOCHANDSTRATH	86	21	13	42
DINGWALL	228	28	53	60
INVERNESS	899	33	161	70
LOCHABER	198	29	31	60
NAIRN	89	30	24	63
PORTREE	71	25	19	61
SUTHERLAND	73	21	23	37
THURSO	72	29	35	42
WICK	57	22	28	22
SUB TOTAL 2	1994	30%	442	53%
Sum:	2833	28%	652	50%

2.7.2 The proportion of applicants with medical needs has remained constant with the introduction of HHR compared with the council's previous system. 2833 applicants (28%) have a medical need for alternative housing assessed by NHS Highland through a grading system.

2.7.3 Table 10 shows that 652 applicants with medical needs were housed which is 50% of all housed applicants. This demonstrates that as an aspect of housing need, medical points continue to be a significant factor in determining outcomes in a needs based allocations system.

2.8 Poor Housing Condition

2.8.1 Table 11 indicates that 975 households have a property defect as defined in the HHR Policy and that 136 households who were successfully housed had this as a factor in their housing circumstances.

2.8.2 Closer examination evidences that the greatest majority of applicants have a low level of poor housing condition and that further review is required on the extent to which the existing category is adequately prioritising the most acute private sector housing problems.

2.8.3 There have also been implementation problems with this housing need category which can be addressed by simplification. Detailed recommendations for policy review will be made in a future report.

Table 11 - Number of Applicants & Housed with Poor Housing Condition

Area	Number of applications with PHC points	% of all apps on list	Number housed with PHC points	% of all housed applicants
Albyn HS	151	10	30	16
Cairn HA	133	13	5	4
Lochaber HA	38	12	6	22
Lochalsh and Skye HA	43	19	16	19
Pentland HA	9	6	1	2
Sub Total 1	374	12%	58	12%
Alness	46	7	5	5
Kingussie	36	9	7	23
Dingwall	71	9	6	7
Inverness	223	8	14	6
Lochaber	79	11	7	13
Nairn	21	7	3	8
Portree	73	25	12	39
Sutherland	38	11	13	21
Thurso	8	3	9	11
Wick	6	2	2	2
Sub Total 2	601	9%	78	9%
Total	975	10%	136	10%

2.9 Overcrowding

2.9.1 Table 12 details the occurrence of overcrowding across HHR applicants and demonstrates that this aspect of housing need remains significant and consistent with previous experience at 21% of all households experiencing 1 or more bedrooms overcrowded in their current accommodation.

2.9.2 The table also demonstrates that 271 (21%) of housed applicants had overcrowding needs which is an improvement on the performance noted in the 6 month impact report and demonstrates that the category is performing adequately in the longer run.

Table 12 - Number of Applicants and Housed with Overcrowding Points

Area	Number of Live apps with Overcrowding points	% of all apps on list	No. housed with Overcrowding points	% all housed apps
Albyn HS	356	24	44	23%
Cairn HA	257	24	10	9%
Lochaber HA	68	21	7	26%
Lochalsh & Skye	40	18	26	30%
Pentland HA	14	10	19	41%
SUB TOTAL 1	735	23%	106	23%
ALNESS	151	22	16	17%
BADENOCHANDSTRATH	89	22	7	23%
DINGWALL	154	19	12	14%
INVERNESS	583	21	20	9%
LOCHABER	164	24	7	13%
NAIRN	55	19	3	8%
PORTREE	42	15	5	16%
SUTHERLAND	59	17	17	27%
THURSO	31	12	37	45%
WICK	43	17	41	32%
SUB TOTAL 2	1371	20%	165	20%
SUM	2106	21%	271	21%

2.9.3 Table 13 notes the occurrence of overcrowding points where an applicant has occasional access to children. At the end of the year there were 57 applicants assessed as eligible for these points which is a reduction on the number quoted in the 6 month report.

Table 13 – Applicants with occasional access to children

Area	Number of Live apps with Overcrowding points	% of all apps on list	No. housed with Overcrowding points	% all housed apps
Albyn HS	12	1		
Cairn HA	11	1		
Lochaber HA	0	0		
Lochalsh & Skye	2	1		
Pentland HA	0	0		
SUB TOTAL 1	25	1%		
ALNESS	5	1		
BADENOCHANDSTRATH	2	<0.01		
DINGWALL	2	<0.01		
INVERNESS	18	1		
LOCHABER	1	<0.01		
NAIRN	0	0		
PORTREE	1	<0.01		
SUTHERLAND	2	1		
THURSO	0	0		
WICK	0	0		
SUB TOTAL 2	32	<0.01		
SUM	57	1%		

2.9.4 The limited number of applicants eligible for this housing need category merits closer examination following which policy review

recommendations will be made in a future report.

2.10 Underoccupancy

2.10.1 Table 14 shows the pattern of under occupancy for HHR applicants. The overall proportion of applicants under-occupying houses remains consistent with previous years at 21% of all applicants.

Table 14 - Number of Applicants and Housed with Under Occupancy Points

Area	Number of Live apps with Under Occupancy points	% of all apps on list	Housed with UO	% all housed apps
HHR Partners				
Albyn HS	286	19	34	18
Cairn HA	237	22	11	9
Lochaber HA	89	28	6	22
Lochalsh & Skye HA	64	28	8	9
Pentland HA	33	24	3	7
Sub Total 1	709	22%	62	13%
HC Offices				
Alness	132	19	11	12
Badenoch&Strathspey	110	27	9	29
Dingwall	175	22	13	15
Inverness	479	18	44	19
Lochaber	148	21	9	17
Nairn	78	26	7	18
Portree	82	28	9	29
Sutherland	105	30	20	32
Thurso	66	26	19	23
Wick	50	19	28	22
Sub Total 2	1425	21%	169	20%
Total	2134	21%	231	18%

2.10.2 In terms of the numbers housed Table 14 shows the overall performance at 18% which is an encouraging increase since the initial 6 month report and removes the need for a review of the points level relating to this category of housing need.

2.10.3 It is intended that the future policy review report will contain wider policy recommendations in relation to downsizing for which under-occupying transfer applicants are the target group.

2.11 Local Connection

2.11.1 In Housing Legislation Local Connection is established by the 'need to reside' in an area for reasons of employment, care, social or medical reasons as well as personal safety.

2.11.2 The law does not permit length of residence as a criteria in establishing an individual's 'need to reside' in an area nor does it permit lack of a local connection as a reason to refuse access to a housing register or a reason not to allocate a house. Guidance does recognise that local connection may be a factor in determining priority in term of the assessment of priority.

- 2.11.3 In HHR local connection is recognised as a Housing Need through the Zone Connection category. Table 15 details the level of local connection of applicants in terms of the number of applicants and those housed.
- 2.11.4 Table 15 demonstrates that 87% of applicants have a connection to the zone where they are seeking housing, and that in terms of allocations, 94% are made to households with a connection to their community of choice where they have a 'need to reside'.
- 2.11.5 A consultation on the geography of the zones has been in progress as has a review of the implementation of this points category given the apparent unilateral eligibility for priority through local connection. Further information together with recommendations will be made in the future report to committee.

Table 15 - Live and Housed Applications with Zone connection points

Area	Number of Live apps with Zone connection points	% of all apps on list	No. housed with Zone connection points	% all housed apps
Albyn HS	1291	88	175	92
Cairn HA	847	80	83	71
Lochaber HA	245	76	22	81
Lochalsh & Skye	174	77	83	97
Pentland HA	111	79	42	91
ALNESS	647	95	94	100
BADENOCHANDSTRATH	376	91	30	97
DINGWALL	736	91	84	95
INVERNESS	2372	87	225	98
LOCHABER	568	82	50	96
NAIRN	278	94	38	100
PORTREE	243	84	31	100
SUTHERLAND	300	87	62	100
THURSO	231	92	83	100
WICK	226	88	121	95
TOTAL	8645	87%	1223	94%

2.12 Ethnic Monitoring

- 2.12.1 Table 16 provides data on the ethnic origin of HHR applicants and of those housed through HHR. The provision of this information is not mandatory for applicants and hence the figures cannot be considered as completely representative. Nevertheless Table 16 shows that 7896 (79%) applicants have returned this data which is a significant improvement from the previous report.
- 2.12.2 The majority of applicants completing ethnic monitoring data - self define as Scottish. Table 16 shows that 6488 (82%) applicants achieved 1009 (80%) of the housing.
- 2.12.3 Table 16 shows that applicants self-defining as British (937) make up 12% of known demand by ethnic origin, of which 175 (14%) were successful in being housed.
- 2.12.4 Applicants self-defining as Other are the next largest group by ethnic origin with (348) or 4.4% of the register consisting of this group who were successful in achieving 4% of the housing becoming available.

Table 16 – Number of Applicants on Live List and Housed by Ethnic Origin

Ethnic Origin	Live Applications	Housed Applicants
BLACK AFRICAN	9	1
ASIAN	15	1
BANGLADESHI	5	1
BRITISH	937	175
CARIBBEAN	3	2
CHINESE	5	-
INDIAN	6	3
IRISH	28	3
MIXED	12	3
OTHER	348	48
PAKISTANI	3	-
Not known/Missing	3	-
SCOTTISH	6488	1009
TOTAL	7896	1251

2.12.5 The remaining 89 (1%) of applicants have self-defined from a variety of minority ethnic origins and 14 (1%) were successful in being housed.

2.12.6 This data suggests that the policy is neutral in its outcomes as the demand by ethnic origin is consistent with the outcomes

2.12.7 The Equality Impact Assessment will be reported in the future Policy Review Report.

2.13 Suspended Applications

2.13.1 The consultation with applicants prior to implementation of HHR identified a number of additional areas for policy reviewing including the request to monitor the level of applicants who have their application suspended for refusing 2 reasonable offers of housing.

Table 17 – Suspended Applications

Area	SUSPENDED- refused 2 reasonable offers	% to all Live apps
Albyn HS	1	0.01
Cairn HA	3	0.01
Lochaber HA	-	-
Lochalsh & Skye	-	-
Pentland HA	7	5%
ALNESS	-	-
BADENOCHANDSTRATHSPEY	-	-
DINGWALL	2	0.3
INVERNESS	5	0.18
LOCHABER	-	-
NAIRN	-	-
PORTREE	-	-
SUTHERLAND	1	0.3
THURSO	4	2%
WICK	25	10%
TOTAL	47	0.47

- 2.13.2 Table 17 shows that of the 9965 applicants and 1302 allocations made since implementation, 47 applicants have had their application suspended for a time limited period for refusal of 2 reasonable offers of housing.
- 2.13.3 The highest occurrence of refusals is in Wick, including at Pentland Housing Association, where supply is greatest and demand is lowest. In areas with greater levels of housing need and demand, suspensions are less used as applicants are required to be more specific about their choices.

2.14 Special Lettings Plan

- 2.14.1 Policy Proposals for 1) community eligibility, 2) applicant housing need assessment and 3) allocation of new build housing within designated Special Lettings Plans will be detailed in the future Policy Review Report scheduled for November 2009

3. Summary of Areas for Policy Review

- 3.1 Recommendations on areas highlighted for policy change in this monitoring report will be detailed in the report to Housing & Social Work Committee November 2009.

- 3.2 In summary the future report will include review recommendations on:

- Care and Support Needs
- Zone Connection
- Poor Housing Condition
- Overcrowding
- Underoccupancy – downsizing incentives for transfer applicants
- Special Lettings Plans