

2014 Analysis of Highland Housing Register Demand and Supply

1. This note sets out an analysis of the demand and supply of the Highland Housing Register (HHR) partners' social rented housing. Such analysis can help to understand pressures and need for services at a housing market area level.
2. There were almost 8,000 (7,851) applicants on the HHR for housing at 30 May 2014. Figure 1 shows the HHR over the past 3 years. There has been a consecutive decrease in the number of applicants, with 10% less (1026) at the end of 2013; and 14% less (1232) at end of 2014. Three-quarters of HHR applicants are on the housing list (75%) – the rest are current tenants applying for a transfer.

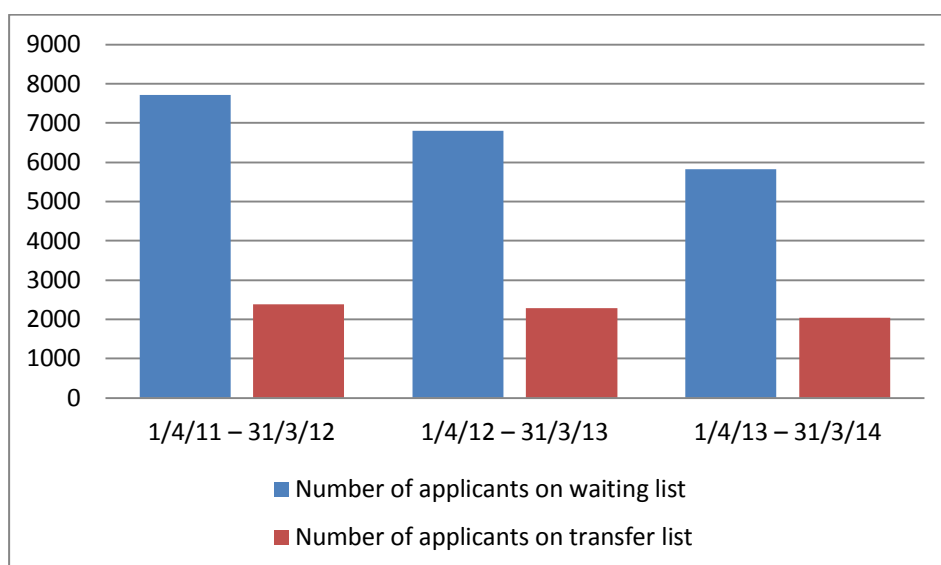


Figure 1 Highland Housing Register (HHR)

3. Around 4 in 10 applicants are applying for Inverness (3,092).

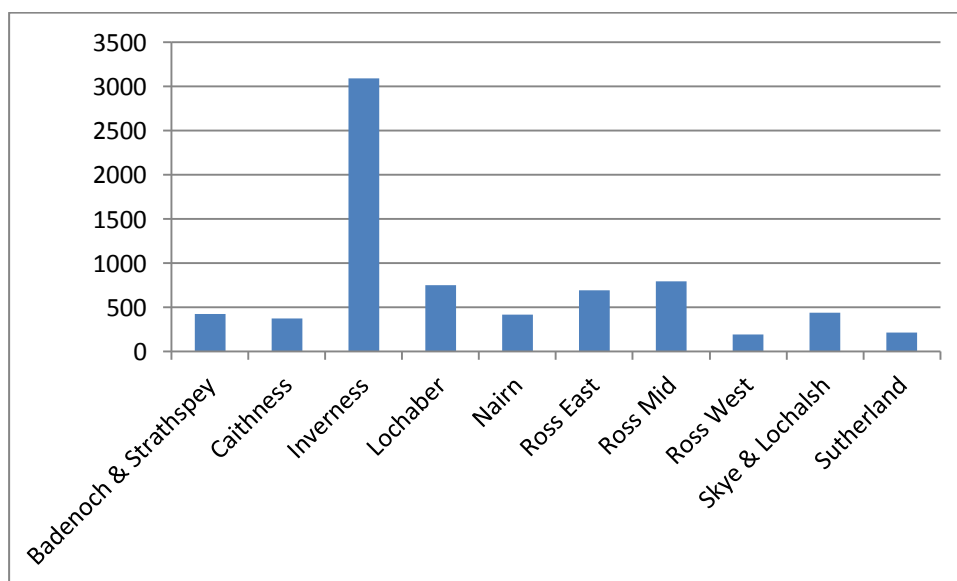


Figure 2 HHR applicants

4. The following table shows number of applicants, by area and by bed requirement.

| 1/4/13 – 31/3/14 | | | | | |
|-----------------------|-------|-------|-------|---------------|------------------|
| Beds Required | 1 bed | 2 bed | 3 bed | 4 & more beds | Total applicants |
| Badenoch & Strathspey | 252 | 90 | 70 | 14 | 426 |
| Caithness | 218 | 119 | 26 | 15 | 378 |
| Inverness | 1851 | 704 | 387 | 150 | 3092 |
| Lochaber | 412 | 220 | 86 | 34 | 752 |
| Nairn | 252 | 100 | 42 | 21 | 415 |
| Ross East | 403 | 165 | 71 | 52 | 691 |
| Ross Mid | 465 | 198 | 92 | 42 | 797 |
| Ross West | 124 | 38 | 22 | 7 | 191 |
| Skye & Lochalsh | 293 | 93 | 31 | 21 | 438 |
| Sutherland | 137 | 50 | 22 | 9 | 218 |
| Highland | 4407 | 1777 | 849 | 365 | 7398 |

Table 1: number of applicants & bed requirement

5. Approximately two-thirds of applicants (60%) have a one-bed need, a position that is replicated across all geographical areas in Highland.

| Beds Required | 1 bed % | 2 bed % | 3 bed % | 4 & more beds % | Total applicants % |
|-----------------------|---------|---------|---------|-----------------|--------------------|
| Badenoch & Strathspey | 59 | 21 | 16 | 3 | 100 |
| Caithness | 58 | 31 | 7 | 4 | 100 |
| Inverness | 60 | 23 | 13 | 5 | 100 |
| Lochaber | 55 | 29 | 11 | 5 | 100 |
| Nairn | 61 | 24 | 10 | 5 | 100 |
| Ross East | 58 | 24 | 10 | 8 | 100 |
| Ross Mid | 58 | 25 | 12 | 5 | 100 |
| Ross West | 65 | 20 | 12 | 4 | 100 |
| Skye & Lochalsh | 67 | 21 | 7 | 5 | 100 |
| Sutherland | 63 | 23 | 10 | 4 | 100 |

Table 2: % applicants beds required

| Age | Average of Beds required |
|--------------------|--------------------------|
| 16-18 | 1.21 |
| 19-24 | 1.50 |
| 25-44 | 1.96 |
| 45-64 | 1.51 |
| 65-74 | 1.14 |
| 75+ | 1.05 |
| Grand Total | 1.60 |

Table 3: Average bed requirements by Age

6. Based on GROS¹ 2012 population estimates, in Highland 11% of the population are aged 16-24 years. Persons aged 65 and over make up 23% of Highland. Yet on the HHR, the greatest housing pressure for mainstream social housing comes from 19-64 year old age group (84% of list applicants).

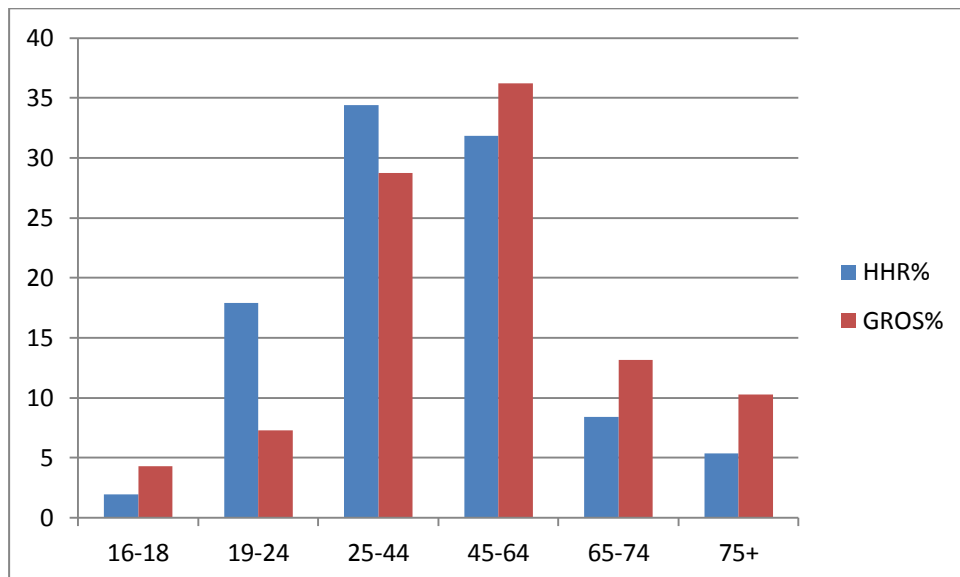


Figure 3 GROS 2012² % Comparison between GROS and HHR by age

7. Apart from Nairn and Ross West there slightly more 16-24 year olds on the HHR than 65+. However most applicants are in the 25-64 age band (ranging from 50 – 70 per cent across the HMAs).

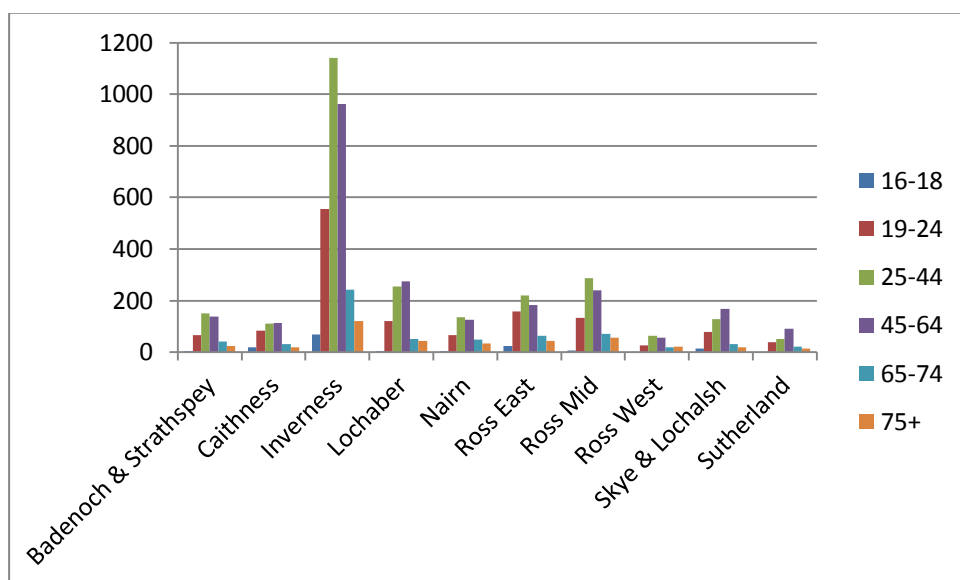


Figure 4 HHR main applicants by age group

8. Figure 5 shows Badenoch and Strathspey, Inverness, Nairn, Ross East, Ross Mid, Ross West all have a higher proportion of 25-44 year old applicants on their housing lists. Caithness, and Lochaber have slightly more 45-64 age group, and more noticeable this is the case within Skye and Lochalsh and Sutherland.

¹ General Register Office for Scotland <http://gro-scotland.gov.uk/>

² <http://gro-scotland.gov.uk/statistics/theme/population/estimates/mid-year/time-series.html>

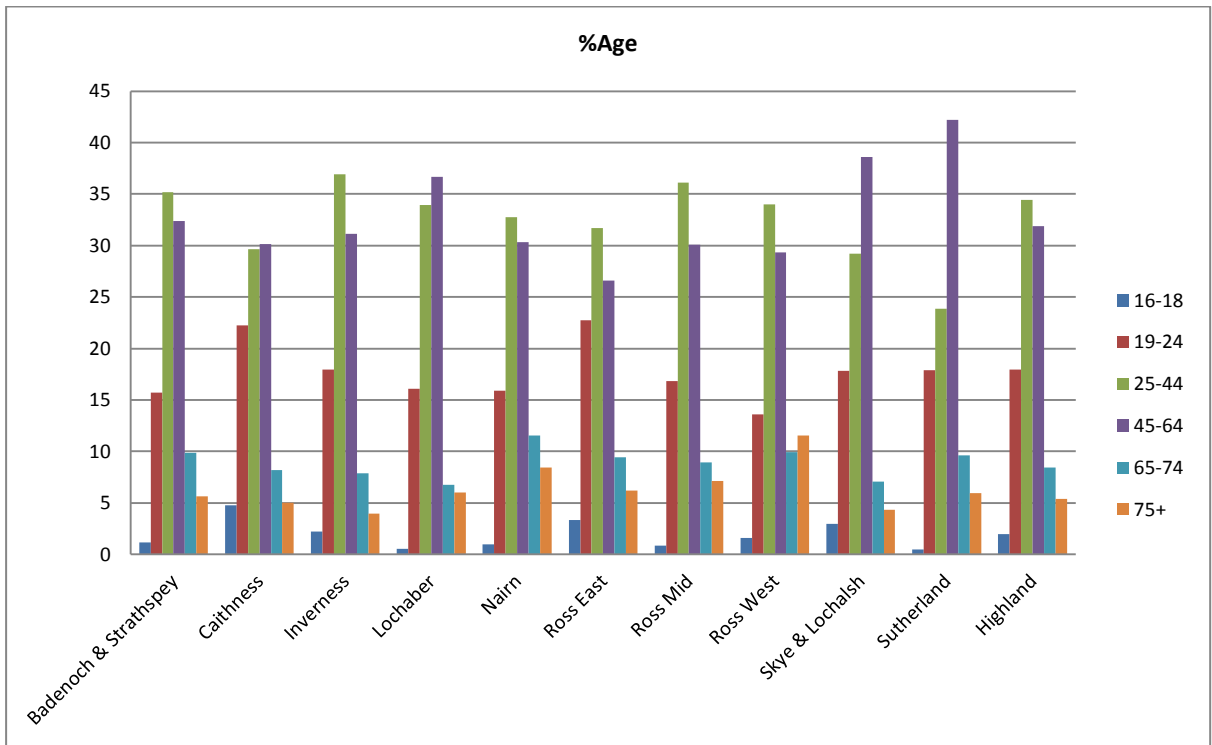


Figure 5 % Age by area

9. The figure below show proportion of points allocated on HHR based on need and geographical area.

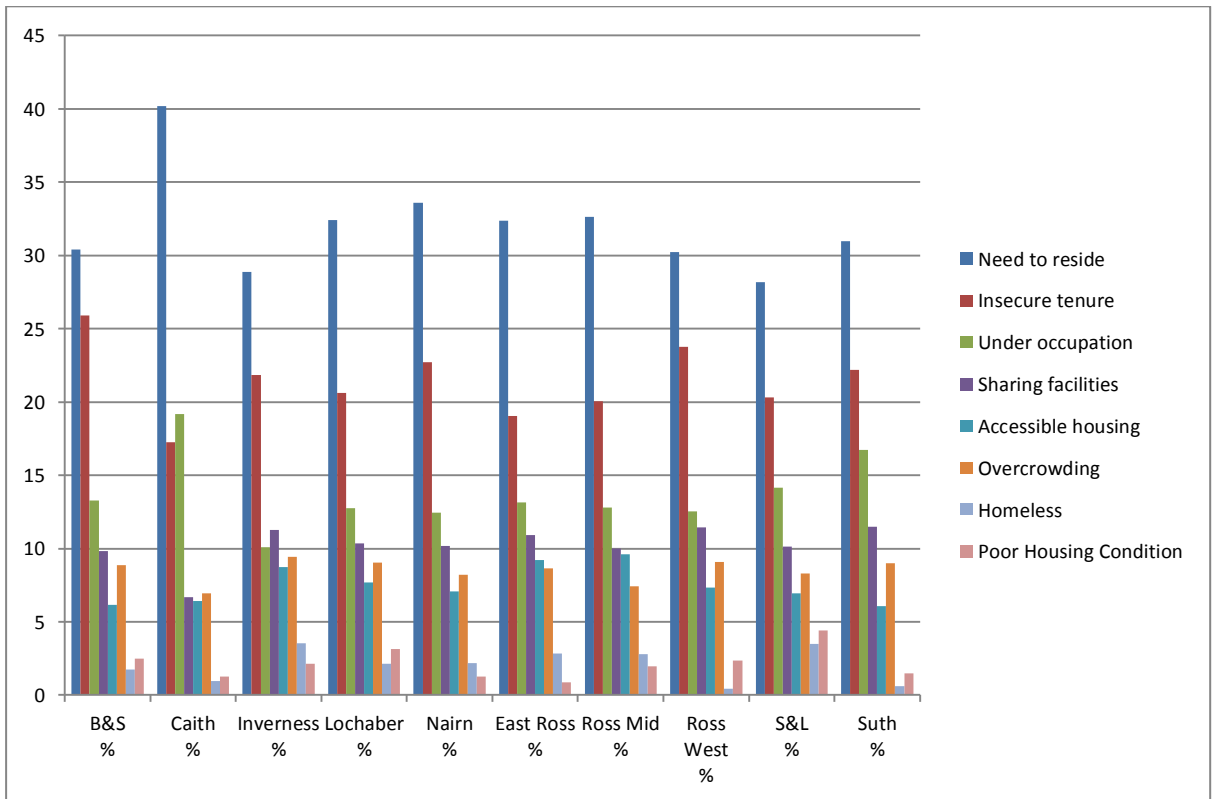


Figure 6 HHR Need %

10. Forty six per cent of HHR applicants receive insecure tenure points, based on being in non-secure tenancies, such as private lets. Caithness is the only area where under-occupation is a slightly higher than insecure tenure.

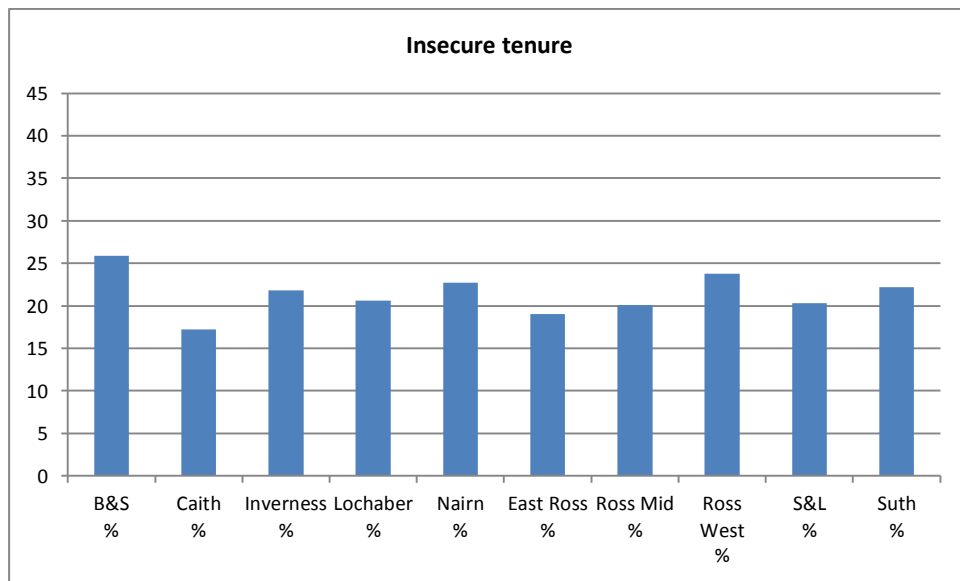


Figure 7 Insecure tenure %

11. Sharing facilities is around 10% in all areas, with highest being Sutherland (12%) and lowest being Caithness (7%).

12. Of the 7,851 applicants 475 have homelessness points; 1,491 have points for overcrowding; 365 have poor housing condition points; 372 for temporary accommodation; and 133 have care and support needs.

13. The highest number of points stood at over 200 (206) for the Inverness area. The average points being 47.

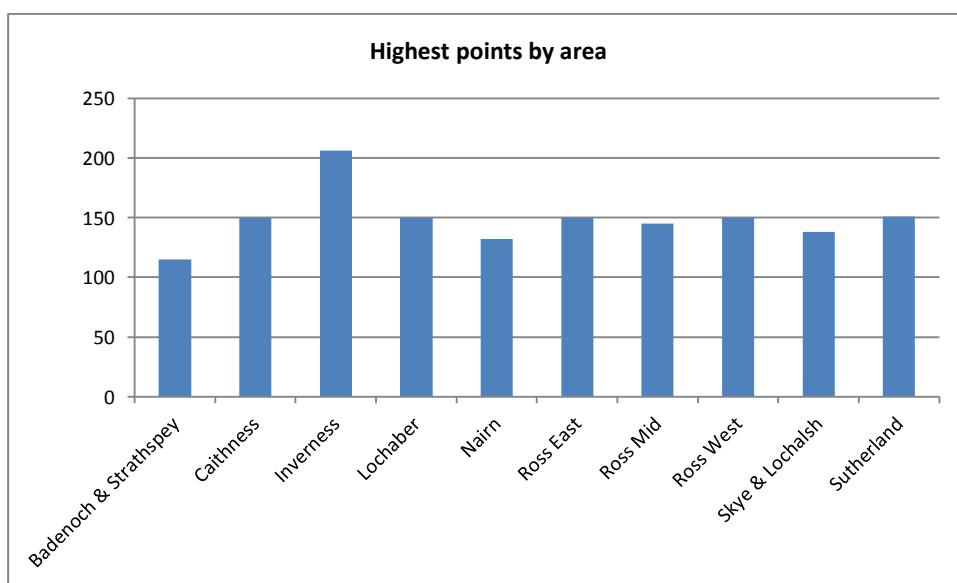


Figure 8 Highest points by area

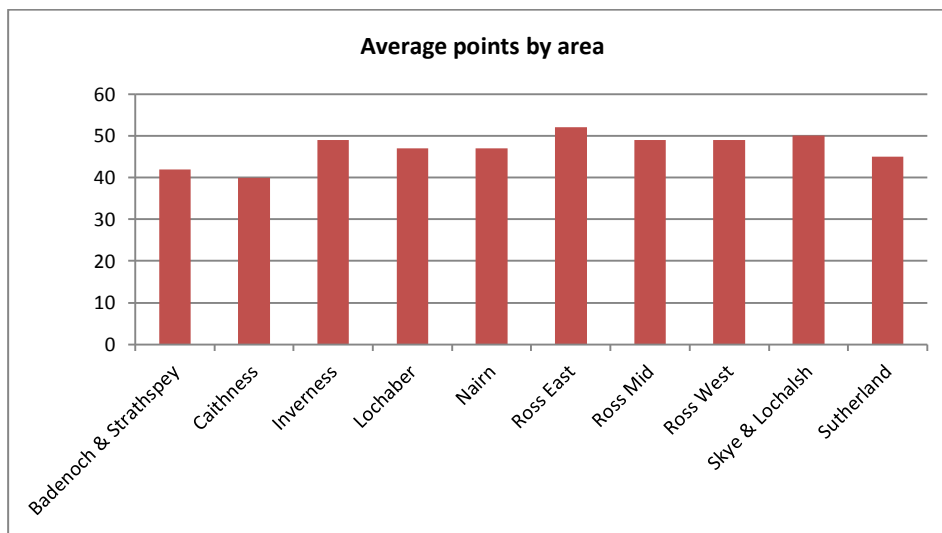


Figure 9 Average points by area

| Age | 0 points | 5 to 29 | 30-59 | 60-99 | 100+ |
|-------|----------|---------|-------|-------|------|
| 16-18 | 3 | 7 | 78 | 39 | 19 |
| 19-24 | 35 | 201 | 678 | 345 | 68 |
| 25-44 | 118 | 460 | 1306 | 557 | 106 |
| 45-64 | 179 | 511 | 1054 | 508 | 105 |
| 65-74 | 46 | 169 | 276 | 110 | 21 |
| 75+ | 22 | 82 | 185 | 85 | 25 |

Table 4: Number of points in banding by age group

14. Based on the main applicant - there are slightly more female applicants (57%) than male. This translates to all areas apart from Ross West (47%) and across all age bands. Average points for female main applicants was 47 and average for male being 49 points. Average bed spaces required by female main applicants being 1.8 and average male bed spaces required being 1.34.

| Gender | F | M | Grand Total |
|-----------------------|-------------|-------------|-------------|
| Badenoch & Strathspey | 234 | 192 | 426 |
| Caithness | 219 | 159 | 378 |
| Inverness | 1763 | 1328 | 3091 |
| Lochaber | 442 | 309 | 751 |
| Nairn | 245 | 169 | 414 |
| Ross East | 387 | 304 | 691 |
| Ross Mid | 494 | 300 | 794 |
| Ross West | 89 | 102 | 191 |
| Skye & Lochalsh | 236 | 201 | 437 |
| Sutherland | 132 | 86 | 218 |
| Grand Total | 4241 | 3150 | 7391 |

Table 3: No of male and female as main applicants on HHR

| | 16-18 | 19-24 | 25-44 | 45-64 | 65-74 | 75+ |
|----------|-------|-------|-------|-------|-------|-----|
| Female % | 60 | 62 | 60 | 53 | 50 | 65 |
| Male % | 40 | 38 | 40 | 47 | 50 | 35 |

Table 5: % of male and female as main applicants on HHR by age group

15. There are 4,402 (60%) applicants with a one-bed need, including 816 couples, and 2989 (40%) applicants require family housing. There are also a small but significant number of households requiring large and very large housing.

| Area | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Grand Total |
|-----------------------|-------------|-------------|------------|------------|-----------|-----------|----------|-------------|
| Badenoch & Strathspey | 252 | 90 | 70 | 13 | 1 | | | 426 |
| Caithness | 218 | 119 | 26 | 11 | 1 | 3 | | 378 |
| Inverness | 1850 | 704 | 387 | 119 | 24 | 6 | 1 | 3091 |
| Lochaber | 411 | 220 | 86 | 25 | 8 | 1 | | 751 |
| Nairn | 251 | 100 | 42 | 16 | 4 | 1 | | 414 |
| Ross East | 403 | 165 | 71 | 42 | 9 | 1 | | 691 |
| Ross Mid | 464 | 196 | 92 | 31 | 10 | 1 | | 794 |
| Ross West | 124 | 38 | 22 | 6 | 1 | | | 191 |
| Skye & Lochalsh | 292 | 93 | 31 | 18 | 2 | 1 | | 437 |
| Sutherland | 137 | 50 | 22 | 5 | 4 | | | 218 |
| Grand Total | 4402 | 1775 | 849 | 286 | 64 | 14 | 1 | 7391 |

Table 6: Bedrooms required

16. The following table shows number of bed spaces required by percentage for each area.

| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | Grand Total |
|-----------------------|----|----|----|---|---|---|---|-------------|
| Badenoch & Strathspey | 59 | 21 | 16 | 3 | 0 | 0 | 0 | 100 |
| Caithness | 58 | 31 | 7 | 3 | 0 | 1 | 0 | 100 |
| Inverness | 60 | 23 | 13 | 4 | 1 | 0 | 0 | 100 |
| Lochaber | 55 | 29 | 11 | 3 | 1 | 0 | 0 | 100 |
| Nairn | 61 | 24 | 10 | 4 | 1 | 0 | 0 | 100 |
| Ross East | 58 | 24 | 10 | 6 | 1 | 0 | 0 | 100 |
| Ross Mid | 58 | 25 | 12 | 4 | 1 | 0 | 0 | 100 |
| Ross West | 65 | 20 | 12 | 3 | 1 | 0 | 0 | 100 |
| Skye & Lochalsh | 67 | 21 | 7 | 4 | 0 | 0 | 0 | 100 |
| Sutherland | 63 | 23 | 10 | 2 | 2 | 0 | 0 | 100 |

Table 7: % Bed spaces required

17. From HHR, 26% are Council tenants applying for a transfer. 24% are a tenant of a Private Sector Landlord or a residential Landlord. 16% are living with parents or relatives. 9 % are living in a home the applicant owns or shares ownership.

18. Whilst numbers of applicants living in temporary accommodation continues to fall, 474 HHR applicants (6%) were recorded as living in this type of accommodation. Only 8 applicants were recorded as 'homeless at home' (in 2011 this 94).

Supply

19. The table below shows that just over a quarter (26%) of HHR applicants needs could have been met based on the stock turnover last year. In Inverness new build would account for 20% of need being met in the area, in addition to 23% in Ross Mid and 16% in Ross West.

| | Total applicants | THC Lets | RSL lets | Total Lets | %let | THC Lets to New Builds | RSL Lets to New Builds | All New Builds | % new build to total lets |
|----------------------------------|------------------|----------|----------|------------|------|------------------------|------------------------|----------------|---------------------------|
| Badenoch & Strathspey | 426 | 49 | 41 | 90 | 21 | 0 | 0 | 0 | 0 |
| Caithness | 378 | 284 | 92 | 376 | 99 | 0 | 0 | 0 | 0 |
| Inverness | 3092 | 384 | 174 | 558 | 18 | 48 | 64 | 112 | 20 |
| Lochaber | 752 | 128 | 36 | 164 | 22 | 6 | 2 | 8 | 5 |
| Nairn | 415 | 38 | 19 | 57 | 14 | 0 | 0 | 0 | 0 |
| Ross East | 691 | 182 | 66 | 248 | 36 | 15 | 0 | 15 | 6 |
| Ross Mid | 797 | 112 | 56 | 168 | 21 | 20 | 19 | 39 | 23 |
| Ross West | 191 | 33 | 16 | 49 | 26 | 8 | 0 | 8 | 16 |
| Skye & Lochalsh | 438 | 35 | 50 | 85 | 19 | 0 | 0 | 0 | 0 |
| Sutherland | 218 | 95 | 18 | 113 | 52 | 0 | 0 | 0 | 0 |
| Highland | 7398 | 1340 | 568 | 1908 | 26 | 97 | 85 | 182 | 10 |

20. Applicants housed by HHR partners would account for 30%, and the Council stock turnover meeting 70%.

| Bed size | 0 | 1 | 2 | 3 | 4+ |
|-------------------------|----|-----|-----|----|----|
| Badenoch and Strathspey | 1 | 23 | 17 | 8 | 0 |
| Caithness | 7 | 98 | 128 | 47 | 4 |
| Inverness | 21 | 115 | 185 | 57 | 6 |
| Lochaber | 4 | 18 | 73 | 29 | 4 |
| Nairn | 0 | 21 | 13 | 4 | 0 |
| Ross East | 0 | 33 | 57 | 84 | 8 |
| Ross Mid | 9 | 32 | 45 | 22 | 4 |
| Ross West | 2 | 13 | 14 | 4 | |
| Skye & Lochalsh | 3 | 10 | 15 | 7 | 0 |
| Sutherland | 0 | 31 | 40 | 23 | 1 |

Homelessness

21. The HHR has 475 applicants with homelessness points (259 male - 55%, and 216 - 45% applications female as the main applicant). Of the male applicants, 212 – 82% were single households, 47 – 18% were families. Of the female applicants, 65 – 30% were single households, 13 – 6% were couples, and 138 – 64% were families.

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