

Appendix 3

My Home Choice Lettings data

From 01/04/2016 to 29/03/2018

This analysis focussed on the allocation of properties to households without a local connection to Fylde through MyHomeChoice Fylde Coast.

Conclusions

- Over the two year period from 01/04/2016 to 29/03/2018 a total of 351 properties were let through MyHomeChoice.
- Of these 69 or 18% were let over the two year period to households without a local connection to Fylde.
- This equates to 9% of properties per annum within Fylde being let to households with a local connection to a neighbouring authority.
- The majority of these lets, 39%, were to households requiring sheltered accommodation when properties had been void for on average 6 weeks.
- 30% of these lets were to households with a priority banding for re-housing (A to D) and 9% to households with no priority banding (F). In these cases the vacant properties had been void for on average 14 weeks.
- 18% of these lets were to working households where the place of work was in the neighbouring authority, mainly in communities within Fylde that were close to the border with Blackpool, Wyre or Preston.

Of these 69 relets

1. 39% (27 properties) were let to households requiring sheltered accommodation
 - 14 of these households had a priority need to move and were in Bands A to D.
 - 13 households did not have a priority need and were in Band F.
 - The average void level for these 27 sheltered relets was 6 weeks.
 - Void periods were greater for sheltered units let to households in Band F, the maximum period being 16 weeks void.
 - There were difficulties letting all sizes of sheltered accommodation - 1 bed ground floor flats, 1 bed bungalows, 1 and 2 bed first and second floor sheltered units.
2. 30% (21 properties) were let to households with a priority banding for re-housing.
 - The average void periods for these 21 properties was 14.5 weeks
3. 18% (12 properties) were let to working households in neighbouring authorities.
 - These were mainly in areas close to neighbouring authorities such as Staining, Warton and Clifton.
 - The average void period for these 12 properties was 4.5 weeks.
4. 13% (9 properties) were let to households who did not have a priority need for re-housing
 - The average void periods for these 9 properties was 14 weeks.