



October 2017

Analysis of MyHomeChoice Fylde Coast to inform proposed consultation on changes to the Consistent Assessment Policy (Allocations Policy).

Table 1 details the number of households with a local connection to Fylde who are active on the MyHomeChoice (HHC) register and able to bid. This shows a steady increase in applicants since 2015. Transfer applicants are households already housed in social housing who have been in their tenancy for at least 12 months.

Table 1: Analysis of MHC for residents with a local connection to Fylde

Application Status	31/03/2015	31/03/2016	31/03/2017	30/06/2017
Active applicants as at 31/03 or 31/06/2017	831	975	1241	1316
Of which transfer applicants as at 31/03 or 30/06/2017	186	202	270	289

Table 2 details the owner of applicants' current accommodation. Information in Table 1 is solely for households who are active and able to bid on the register, Table 2 is for all applicants registered who will either be active, being assessed, closed, cancelled or suspended.

Since 2015 the numbers of households renting from a private landlord has remained high. The scheme has also seen a rise of 50% of households living with relatives who wish to set up an independent home. Tenants of Council or a Housing Association would be transfer applicants. In the past year we have also seen a rise in households who are in accommodation tied to their employment.

Table 2: Who owns your current accommodation?

Owner of Accommodation	31/03/2015	31/03/2016	31/03/2017	30/06/2017
I am the Owner	137	153	164	170
Living with Friends/Others	27	36	43	43
Living with Relatives	107	132	190	213
No Fixed Abode	19	28	59	57
Occupier/Leaseholder	17	25	24	22
Other (please state)	63	72	99	100
Shared Ownership	12	16	15	16
Social Services	3	10	5	5
Tenant of a Private Landlord	456	590	789	838
Tenant of Council	40	58	85	93

Tenant of Housing Association	257	303	403	423
Tied Accommodation	7	8	10	41
Blank	30	34	39	46
TOTAL	1175	1465	1925	2067

Table 3 details the number of household members in applications. This data is for all applicants registered who will either be active, being assessed, closed, cancelled or suspended. This shows a continuing high demand for one and two bedroom accommodation across the borough as has been the case since 31/03/2015. There is also an increased demand for three and four bedroomed accommodation.

Table 3: Number of household members

No. of Household Members	31/03/2015	31/03/2016	31/03/2017	30/06/2017
1	492	615	805	867
2	345	445	577	597
3	172	199	266	291
4	89	115	148	166
5	51	64	89	100
6	17	14	24	27
7	6	9	8	12
8	3	3	6	6
9	0	0	1	1
10+	0	0	0	0
Blank	0	1	1	0
Total	1175	1465	1925	2067

Households registering for MHC are given priority banding based on their housing need. The main priority bands are A to D. The doc link below gives access to 'My Guide to Applying for a Home' that gives more detail on household circumstances that are reflected in the priority banding.

<https://www.myhomechoicefyldecoast.co.uk/NovaWeb/Infrastructure/ViewLibraryDocument.aspx?ObjectID=306>

Table 4 gives the breakdown for households with an active application by priority banding at any one time registered on MHC back to 31/03/2015.

Table 4 – Breakdown of Banding awarded to active households

Band	31/03/2015	31/03/2016	31/03/2017	30/06/2017	% of active households
A	2	8	12	13	1%
B	94	110	136	140	11%
C	1	4	16	16	16%
D	112	137	179	196	

E	157	187	262	278	21%
F	465	528	634	671	51%
No Band	0	1	2	2	.15%
Total	831	975	1241	1316	

Table 5 analyses the number of active applicants that are employed or undertaking voluntary work. Band E is specifically for applicants working, employed or voluntary. Since 2015 the register approximately 35% of households wishing to move into social housing are in employment of undertaking voluntary work. Fylde BC has the highest number of employed applicants registered across the Fylde Coast.

Table 5: Active applicants that are employed

31/03/2015 Fylde	A	B	C	D	E	F	No Band	Total
Employed	0	25	0	33	145	92	0	295
% of Active Applicants employed in band	0	26.6%	0%	29.46%	92.36%	19.78%	0	<i>35.5% of all active applicants (831)</i>
31/03/2016 Fylde	A	B	C	D	E	F	No Band	Total
Employed	0	29	0	44	169	99	0	341
% of Active Applicants employed in band	0%	26.36%	0%	32.12%	90.37%	18.75%	0%	<i>34.97% of all active applicants (975)</i>
31/12/2016 Qtr 3 16/17 Fylde (no report for 31/03/2017)	A	B	C	D	E	F	No Band	Total
Employed	1	31	2	57	212	111	0	414
% of Active Applicants employed in band	10%	25.62%	12.5%	34.13%	89.08%	18.47%	0%	<i>35.84% of all active applicants (1155)</i>
31/06/2017 Fylde	A	B	C	D	E	F	No Band	Total
Employed	4	32	2	63	252	116	0	469
% of Active Applicants employed in band	30.77%	22.86%	12.5%	32.14%	90.65%	17.29%	0%	<i>35.6% of all active applicants (1316)</i>

Table 7 details the age group of the main applicant within each household for all applications registered on the Register. The majority of applicants are within working age 26 to 59. Since 2015 the Register has seen an increase in all age bands, bar 16-18 year olds where numbers have reduced since 2016.

Table 7: Age group of main applicant

Age Group	31/03/2015	31/03/2016	31/03/2017	30/06/2017
16-18	1	5	2	2
19-25	120	125	197	205
26-40	331	436	582	655
41-59	369	467	584	624
60-65	102	119	149	154
66-74	123	158	209	213
75+	129	155	202	214
Blank	0	0	0	0
Total	1175	1465	1925	2067

Table 8 details the number of bids placed annually since 2015. Table 9 details the number of properties let per band each quarter. These two tables below illustrate for every property advertised in the first quarter of each year going back to 2015/16, there are an average of 6 bids per property.

- 2015/16 Qtr 1 168 bids for 24 properties = 7 bids per property
- 2016/17 Qtr 1 212 bids for 45 properties = 5 bids per property
- 2017/18 Qtr 1 216 bids for 39 properties = 5 bids per property

Table 8: No of applicants bidding per month

2014/15	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total annual bids
	33	54	101	90	47	141	45	56	113	38	36	41	795
2015/16	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
	44	36	88	67	41	117	33	42	98	25	39	96	726
2016/17	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
	46	56	110	32	57	126	70	57	101	48	58	145	906
2017/18	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	
	37	54	125										

Over the past 2 years (from Qtr 1 2015/16) 997 properties have been let in Fylde through MyHomeChoice Fylde Coast. Of those 55% have been allocated to Priority Bands on the MyHomeChoice register A to D. 17% to households in employment and 28% to households in low priority.

- 4% have been allocated to households in Band A
- 24% to households in Band B
- 2% to households in Band C
- 25% to households in Band D
- 17% to households in Band E
- 28% to households in Band F

Table 9: No of properties let per band at the end of each quarter from Qtr 1 2015/16

Band	Q1 2015/16	Q2 2015/16	Q3 2015/16	Q4 2015/16	Q1 2016/17	Q2 2016/17	Q3 2016/17	Q4 2016/17	Q1 2017/18	TOTAL
A	1	2	2	4	1	4	8	10	2	34
B	5	27	35	48	10	24	42	44	7	242
C	0	1	2	2	1	3	6	6	2	23
D	9	29	44	60	8	18	32	39	10	249
E	5	12	20	34	9	18	27	31	10	166
F	4	24	34	51	16	29	50	67	8	283
Total	24	95	137	199	45	96	165	197	39	997

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Table 10 details bids per property type and as would be expected there is demand for flat and house accommodation. Demand for sheltered housing appears to have remained static over the past three years, despite the growth on the housing register (Table 7) of households aged over 65.

Table 10: Bids by property type

Property Type	31/03/2015	31/03/2016	31/03/2017	30/06/2017
Bedsit/Studio	0	0	2	0
Sheltered Bedsit / Studio	2	7	2	0
Bungalow	70	50	21	49
Sheltered Bungalow	22	19	13	9
Flat	194	201	344	221
Multi-storey Flat	1	0	0	0
Sheltered Flat	69	42	74	68
House	256	230	364	531
Sheltered House	0	0	0	0
Maisonette	2	0	1	0
Sheltered Maisonette	0	0	0	0

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