

# QUARTERLY HOUSING MONITOR

July-September 2018 | Q2 2018/19



**BOROUGH OF  
BROXBOURNE**  
2019: Year of Young People

CK181242

# HOUSING DEMAND





## Housing and Transfer Register

### Number of households on the Housing and Transfer Register

AT THE END OF **SEPTEMBER 2018:**

**1,374** HOUSEHOLDS ON THE REGISTER, INCLUDING **967** HOMESEEKERS (**71%**) AND **407** TRANSFERS (**29%**)

#### BEDROOM REQUIREMENT

 1-bed	<b>490</b> Households	<b>386</b> Homeseekers <b>104</b> Transfers
 2-bed	<b>472</b> Households	<b>341</b> Homeseekers <b>131</b> Transfers
 3-bed	<b>336</b> Households	<b>202</b> Homeseekers <b>134</b> Transfers
 4-bed	<b>76</b> Households	<b>38</b> Homeseekers <b>38</b> Transfers

### What is the Housing and Transfer Register?

It's a list administered by the Council that contains details of everyone who has successfully applied to join the Housing Register. Using a points-based system, points are awarded based on an applicant's housing needs; the more points awarded the greater the applicant's need for housing. There are two types of applicants on the list. Homeseekers are applicants on the Register seeking a housing association property. Transfers are existing social housing tenants wishing to transfer to a different housing association property.

## Homelessness

Since 3 April 2018, new applications for assistance with housing are dealt with using measures introduced in the Homelessness Reduction Act (HRA). Applications received prior to 3 April 2018 are referred to as legacy cases.

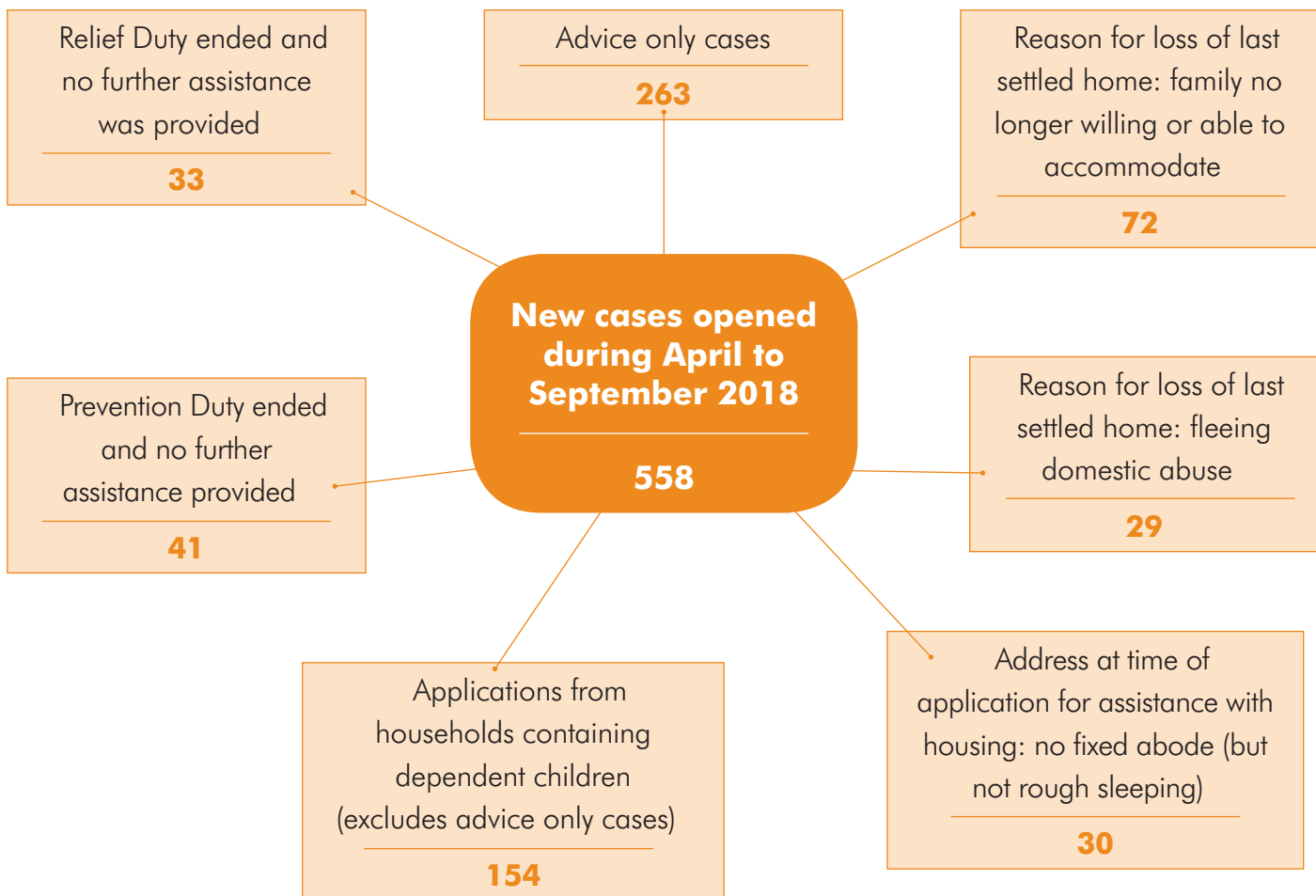
Between July and September 2018, the Council made decisions on 22 legacy applications for housing assistance. Of these legacy cases, 20 households had their housing need applications accepted. The Council placed 14 of these accepted households (70%) in temporary accommodation (TA), e.g. a hostel or nightly-paid accommodation. A further two of these households accepted a tenancy from a private sector landlord. Another two had accrued sufficient points on the Housing Register and secured an offer of a housing association tenancy. The remaining two households made their own arrangements.

### Homelessness

#### Reduction Act (HRA)

The Homelessness Reduction Act came into force in April 2018. It has been introduced to ensure Local Authorities (LAs) intervene at earlier stages under prevention and relief duties to try to prevent homelessness and to assist those already experiencing homelessness to access the help they need irrespective of whether they have a priority need. LAs also have a duty to provide advisory services to homeless people or those threatened with homelessness which includes how to access the help available from LAs or other public bodies. Further information on the Homelessness Reduction Act can be [found here](#).

Between April and September 2018, 558 new cases were opened under the new legislation introduced under the HRA and of these, 263 were closed as advice only cases.



There were 442 households in temporary accommodation at the end of September 2018. The table below shows a breakdown by accommodation type.


Accommodation within housing association stock	Other types of accommodation, e.g. supported housing	Directly with a private sector landlord	Hostels	Private sector accommodation leased by a housing association	Nightly-paid accommodation (self-contained)	Nightly-paid accommodation (shared facilities)	Total
133	26	5	87	47	123	21	442














# HOUSING SUPPLY

## New-build affordable housing

### Development programme 2018/19

The table below shows the number of homes completed so far, and the expected delivery dates for homes currently under construction.

**Key**  Start of building works  3 Number of dwellings and actual/expected completion date

Scheme address	Area	Total number of units	Number of units handed over to date	Apr-18	May-18	June-18	July-18	Aug-18	Sept-18	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	April-19	May-19	
Berwick Close	Waltham Cross	3	3			3												
Church House	Cheshunt	7	0															
Beltona Gardens	Cheshunt	3	0															
Park Lane	Waltham Cross	12	0															
Britannia Nurseries	Waltham Cross	36	0															
		61	3	0	0	3	0	0	0	0	0	9	15	10	12	0	12	

All of the above affordable homes will be completed by B3Living. The rental units will be let to applicants on the Housing and Transfer Register in line with the Borough's Allocations Policy.

## Choice Based Lettings

Choice Based Lettings (CBL) is the scheme through which affordable housing is allocated in the Borough of Broxbourne to applicants on the Housing and Transfer Register. CBL allows applicants to express an interest in properties that are advertised (known as bidding), rather than the Council nominating them to a property.

As mentioned earlier, there are two types of applicant: Homeseekers and Transfers, and some properties are ring fenced for transfer applicants only, as laid out in the Council's [Allocations Policy](#).

Properties let through CBL are either classified as general needs or sheltered. Sheltered accommodation is housing designated for older people that are able to live independently.

During Q2 of 2018/19, 41 properties (including four sheltered properties) were let compared with 39 properties let in the previous quarter.

The following is a breakdown of all the properties let (including sheltered properties) during the first two quarters of 2018/19.

Lettings breakdown	Bedsit	1-bed	2-bed	3-bed	4+ bed	Total
Bedroom size	14	28	26	11	1	80
Applicant type						
Homeseeker	14	19	22	8	0	63
Transfer	0	9	4	3	1	17
Property type						
Flat	13	19	11	2	0	45
Maisonette	0	3	7	1	0	11
Bungalow	1	6	1	0	0	8
House	0	0	7	8	1	16
Housing type						
General needs	14	20	25	11	1	71
Sheltered	0	8	1	0	0	9

### Your feedback

The Council welcomes any feedback on the information contained in this Monitor. If you have any comments, queries or ideas for things you would like to see, please contact: [housingpolicy@broxbourne.gov.uk](mailto:housingpolicy@broxbourne.gov.uk).