

ANNUAL REVIEW OF THE POINTS SCHEME 2014/2015

- At the end of March 2015 there were 8585 applicants on the housing register, comprising 1542 transfers and 7043 general needs applicants. There has been a 14% increase in applications to join the register in 2014/2015 from the previous year.

The number of applicants is broken down by bands as follows:

Table 1 – Applicants on the housing register by Band

Band	Breakdown at March 2010	Breakdown at March 2011	Breakdown at March 2012	Breakdown at March 2013	Breakdown at March 2014	Breakdown at March 2015
Band 1 – Critical	1%	1%	1%	1%	2%	2%
Band 2 – 50+ points	2%	1%	1%	1%	1%	1%
Band 3 – 30 or 40 points	18%	19%	18%	17%	14%	14%
Band 4 – 10 or 20 points	70%	70%	70%	73%	76%	76%
Band 5 – 0 points	9%	9%	8%	7%	8%	7%

- The total number of offers accepted in 2014/2015 is 682 compared to 635 in 2013/2014.
- There was a refusal rate of at least 40% of offers of housing association accommodation during 2014/2015.

Table 2 below sets out how lettings are being made across the bands:

Table 2 – Percentage of Lettings according to applicant bands (all lettings since April 2010)

Band	2010/2011	2011/2012	2012/2013	2013/2014	2014/2015
Band 1	11%	11%	23%	9%	7%
Band 2	10%	7%	6%	2%	2%
Band 3	61%	66%	56%	64%	67%
Band 4	17%	15%	15%	25%	24%
Band 5	0	0	0	0	0

- 33% of all allocations were made to transfer applicants (people already living in social housing.)

EVALUATION – Does the Allocation Scheme deliver strategic priorities?

Conclusion	Evidence Base – 2013/14 Review	Review as at 31 March 2014
The system should offer (or be perceived as offering) greater fairness	On average almost one quarter of all lettings are being made to applicants in the highest bands. Thereafter, the proportion of lettings being made to applicants in Bands 3 and 4 is roughly proportionate to the numbers of applicants in these bands on the housing register	Conclusions remain constant.
The system should ensure assistance is available for those in greatest need.	Applicants in the highest bands have to wait the least amount of time. Applicants within the critical rehousing bands have, on average, been offered accommodation within 2 months of being on the housing register (within the policy, applicants placed within a critical housing band are given overriding priority for a period of 3 calendar months. This therefore appears to be a proportionate amount of priority to award such cases)	Conclusions remain constant
More priority should be given to transfers to ensure best use is being made of existing	The rate of transfers now being achieved is almost double the rate of transfers made under the old points system and has remained constant since 2010.	Conclusions remain constant

housing stock.		
The allocations scheme should aim to achieve more sustainable communities	Although those in greatest need are able to be offered accommodation quickly, the bulk of allocations are still able to be made to applicants within lower bands with differing ranges/types of housing needs.	Conclusions remain constant
The housing register should deal only with those cases in some form of housing need	Only 7% of current applicants currently have no housing need (0 points)	Conclusions remain constant

CHOICE BASED LETTINGS

- 807 adverts (including sheltered and extra care) have been placed on the system during 2014/2015
- Of these, 663 have been vacancies with Sovereign Kingfisher and Sentinel and the remainder with other registered providers.
- 268 properties were advertised as fixed term tenancies and 140 were labelled as affordable rent. 45 properties were advertised as both.

Table 4 – Properties advertised on CBL (by type)

Houses		Flats / Maisonettes		Bungalows		Sheltered Extra Care	Total
-	-	STUDIO	24	STUDIO	5		
1 BED	1	1 BED	117	1 BED	4		
2 BED	94	2 BED	122	2 BED	35		
3 BED	145	3 BED	0	3 BED	2		
4 BED	24						
5 BED	0						
TOTAL	264		263		46	87	660

- The majority of bids are placed through the CBL website (alternatives include text, automated phone line and assisted bids by housing officers)
- 2970 applicants have never placed a bid on the CBL website. This figure represents 42% of all applicants on the register.
- 47 applicants are supported to bid each week and 126 applicants receive a newsletter.

- The highest number of bids placed on a single property was 384 and this was for a 3 bedroomed house in South View.