

Stratford-on-Avon District
Housing Strategy 2015 - 2020

Evidence Log

including consultation and
a review of homelessness

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1. Consultation

Introduction

The actions in the Housing have been informed by consultation with partners and the public. All the consultation was undertaken before the Strategy was drafted. Previous experience demonstrates that this approach allows people's views to be properly taken into account and that consequently, little or no feedback is received after a housing strategy is written. It is also worth emphasising that the consultation that was done was itself shaped by evidence of gaps in provision and by issues raised by service users, the public and partners.

The Council and partners carried out four major consultation exercises specifically for the Housing Strategy in 2014:

- 1) Housing Strategy Consultation event;
- 2) What sort of affordable homes should we be developing?
- 3) Consultation with older people event;
- 4) Consultation with young people.

The details and results of the consultations are set out overleaf.

In putting together the Strategy, the Council has also had regard to feedback from other consultations and work such as

- Rural Housing Enabling Event 2013
<https://www.stratford.gov.uk/leisure/stratford-upon-avon-markets.cfm>
Over 70 parish councillors, developers and agents, landowners, housing providers and other stakeholders attended this event about building new homes for local people in rural areas. The event was opened by the leader of the Council and included consultation about local connection criteria in legal agreements for new housing.
- District Council's Residents Survey 2014.
- Consultation carried out for other District Council strategies that crossover with the Housing Strategy e.g. the Local Plan.
- Council's housing services' customer satisfaction surveys and diversity audits.
- Ongoing multi-agency work about preventing homelessness, housing needs, supported housing and developing new homes.

Housing Strategy consultation event 5 June 2014

Introduction

Fifty-seven people from more than thirty different statutory, private and voluntary organisations helped to identify strategic priorities for the new housing strategy at a partner consultation event on 5 June 2014.

Attendees included members of the multi-agency District Housing Forum, which helps people in housing difficulties, private landlords, District Council members and staff, housing association development staff, someone who formerly slept rough and people from other organisations.

The chair was John Wilde. John is the Service Manager for South Warwickshire Bromford Support and chairs the District Housing Forum.

The first half of the event was scene setting. Councillor Chris Saint, Leader of the District Council, welcomed people and stressed the importance of good housing to people's lives. John Wilde and Renata Mosz, District Council, ran a "know your district" quiz and then set out past achievements and future challenges.

Graham Spencer, Deputy Head of Development, Orbit Homes, and Neil Gilliver, Development Officer, Warwickshire Rural Housing Association, explained what it took to build high quality affordable homes. Neelam Sunder, Strategy and Partnership Manager, Homeless Link, talked about preventing homelessness and recent best practice. Questions followed.

People then went to one of three workshops led by District Council staff to consider what we jointly need to do in the next five years and how to do it. **Notes from the workshops are set out below.**

Consultation
Large event for partners and other people

Workshop A: Building affordable homes

1. The context of reduced grant rates and the need not to prejudice long-term commercial survival was noted.
2. In the above context, there is probably little prospect of housing associations being able to buy much development land on the open market. Hence the importance of delivery of affordable housing from "S.106" sites or discounted public land.
3. Ensuring clear requirements for provision of Social Rent housing is written into relevant S.106 Agreements for non-grant sites is important.
4. The future direction of building standards is uncertain. Future minimum space standards need to be set in SDC policies.
5. Housing associations are happy to work on an open book/profit share basis on individual sites.
6. Scope exists to redevelop brownfield site (e.g. vacant offices) in preference to greenfield sites.
7. Importance of "pepperpotting" of affordable housing within market-led schemes noted.
8. Critical issue for SDC itself to consider is whether it can deliver against housing volume requirements of emerging Core Strategy.
9. It is important for SDC to sustain its affordable housing requirements in the emerging Core Strategy. In this respect, the recent PBA Viability Study is useful, in that it establishes that our proposed requirements are broadly viable.

Consultation

Large event for partners and other people

10. Recent build cost inflation is an area of concern, although it is unclear whether this is a short-term (cyclical) problem or a long-term problem.
11. There is a need for greater flexibility regarding materials [in the context of discharge of planning conditions] to assure timely delivery of schemes.
12. There can sometimes be conflict between different priorities, e.g. archaeology/ecology. Perhaps improved education/awareness amongst planning consultees of the issues involved would help.
13. Although reduced grant rates are a universal problem, the problem is particularly acute with specialised schemes – on account of the typically very low incomes of clients.
14. Delivery of Warwickshire County Council's Extra Care Housing programme is progressing. WCC is particularly pleased with progress on a range of Orbit and Housing 21 schemes across the county.
15. Caution should be taken when mixing affordable and outright sales units within Extra Care Housing schemes.
16. The scope for older owner-occupiers to self-fund moves to purpose-built Extra Care Housing was discussed. Such a housing offer needs to be sufficiently attractive to this sector of the market to incentivise "downsizing".
17. Rural housing needs surveys now routinely seek to identify the need for local market housing, as well as affordable housing, enabling a more holistic view of local housing need to be formed.
18. There was generally considered to be a high need/demand for bungalows, and a shortage of such properties to "downsize" to.

Consultation
Large event for partners and other people

Workshop B: Improving existing homes and independent living

1. Living with dementia

This is a current issue and likely to increase significantly. Extra Care is part of the solution – but this may not be the best option for all. The key is to create CHOICE – a range of options.

Correct help should be made available to help people to live as independently as possible for as long as possible. There are a number of international projects that provide learning for us. One such is in the Netherlands, where complexes are built that enable carers to live in very close proximity to their client, but within their own apartment.

The Health Service need to engage with this issue now.

2. People who want to stay in their own homes

Low cost adaptations are possible. These can avoid the high cost of residential care in many cases, and also avoid putting a strain on extra care. This led to comments about under-occupancy – and whether other housing need could be met by releasing 3/4/5 bedroom houses occupied by single (older) people. This generated a discussion highlighting the following issues.

- Providing options for downsizing

To encourage people to consider downsizing – there needs to be housing that is both suitable and desirable. There was an acknowledgement that people would not want to move away from a supportive community/their network of contacts.

- Educate on downsizing

People in their 50's and 60's should consider downsizing – as this is an easier age at which to move.

Consultation

Large event for partners and other people

- Access to simple repairs
Some housing becomes unsuitable as some vulnerable householders are unable to maintain their property. This can lead to health issues requiring costly assistance and, eventually, to more expensive repairs.
- New Housing should be “designed for life”
Some properties are built in such a way as to make future adaptations problematic. For example – some staircases are unable to accommodate a stair lift. New homes should be developed to enable future adaptation, so called “Lifetime Homes”.
- Pressure on the Voluntary Sector
Many of the services and support for people to enable them to live independently come from the Voluntary Sector. Future housing provision will be affected by the resources the Voluntary Sector is able to secure from various sectors, including the public sector.

3. Current housing stock provision

Thought should be given to making the most of the housing stock that is currently available. This could include:

- the use of short-term providers (e.g. “Ad-hoc Housing Ltd”);
- remodelling other stock such as offices and commercial stock;
- generating one/two bed units from larger stock.

4. Investment in stock

There was a debate about the affordability of living – especially with the need to invest in insulation and other energy saving measures in order to enable more affordable living.

Consultation

Large event for partners and other people

The difficulty of engaging with the Private Rented Sector was noted – as Landlords in SOME cases do not see the return on the investment they may be asked to make to energy saving measures. (They pay the capital cost with the Tenant recouping the revenue benefit). The Green Deal has not yet addressed this situation.

Housing stock should be built to high levels of insulation and energy efficiency.

5. Detailed research

Seemingly, a lot of decisions are made on the basis of assumption rather than evidence.

Workshop C: Preventing homelessness and vulnerable people

1. Discussion about “what is homelessness”; it was agreed that there were two main categories:
 - Households to whom the Council owes a statutory duty;
 - Households (usually singles) where there is no statutory duty.
2. Early intervention is key if homelessness is to be prevented.
3. What additional promotion can be done to encourage people to seek advice and assistance at the earliest opportunity? Discussion about people who can't or won't get help. Some people who have been rehoused via the homelessness route before seem to think it doesn't matter if they lose their accommodation as the Council will help them again. There are also people who think they won't actually be evicted (if for instance they have children).

Consultation

Large event for partners and other people

4. Need to change people's perceptions around assumptions about rehousing, and to have honest conversations with tenants e.g. if they are already Orbit tenants they need to ensure they don't lose the tenancy because Orbit are our biggest landlord, and would be unlikely to house them again if they have evicted them.
5. Consider the benefits of developing a Homeless Prevention Policy that all the housing association landlords with properties in the District could sign up to.
6. It was identified there was a lack of accommodation in the District for people who were non-statutorily homeless.
7. While there was no emergency access accommodation in the District, it was also noted that it has become increasingly difficult to place such individuals out of area because other areas are now enforcing local connection policies.
8. While such households may initially not be vulnerable from a homeless legislation point of view, they can begin to spiral downwards due to a lack of options.
9. Discussion about risks to Supporting People services due to funding cuts.
10. It was observed that we seem to be moving into a situation where services were being cut and yet the Council was having to deal with more individuals with vulnerabilities.
11. Concern that the District Council would end up picking up the costs due to County Council cuts, and was the District Council prepared for this?
12. Can something be included in the housing strategy to explore other funding solutions e.g. via Health / the police / education, and to co-ordinate funding streams?

Consultation

Large event for partners and other people

Key priorities

- (1) With regard to those currently in tenancies, more should be done to intervene sooner when there is a housing difficulty, and some work needs to be done to look at better ways of engaging with these households.
- (2) With regard to single people, we need to look at ways of developing more shared housing in the District, along with enabling some emergency access housing for non-statutory homeless households.
- (3) There were considerable risks posed by potential Supporting People cuts and new funding models/solutions should be considered for running support schemes in a post Supporting People world.

Consultation
What type of affordable housing is required?

What sort of affordable homes should we be developing?
Special Housing Partnership Meeting 6 February 2014

Introduction

This joint consultation meeting discussed future affordable housing development needs and issues. It involved housing association development and housing management staff, District Council housing staff; and input from the Homes and Communities Agency.

A paper summarising current practice that was agreed by housing association development staff in response to welfare reform and endorsed by the District Council's Cabinet in May 2013 was used as starting point for the consultation.

1. Demand and need

- Need more bungalows and one-bed properties.
- Lots of people would downsize into bungalows but these need to be developed largely, but not exclusively, in areas where there are better amenities.
- WRHA are developing mixed schemes, which include bungalows, so there is no issue with low demand due to the perception that the whole scheme is solely for older people.
- Bungalows need to be desirable and have two decent bedrooms.
- Lots of older people don't want to move into sheltered due to lack of gardens, can't take pets etc.
- Extra care housing schemes are popular.
- Households who are e.g. overcrowded on high banding are not being allocated larger homes due to bedroom tax issues.

Consultation

What type of affordable housing is required?

- Overcrowding in some 2 bed 3 person homes. Second bedrooms are not big enough for two people.
- Larger ground floor space needed in order to allow more flexibility for future use (e.g. 2 downstairs rooms).
- Issues with existing 4 bed houses due to bedroom tax. Orbit reported people are trying to downsize from 4 beds but can't find anyone to mutually exchange with.
- A significant percentage of those on the housing waiting list are in work (full and part time). The majority of non-working households are disabled or have a long term illness.
- Sometimes on certain schemes, Bromford will give preference for allocations to working households only.

2. Shared ownership

- Resales – very difficult to shift some of these.
- New build – houses preferable to flats; sometimes a problem with too many coming through at any one time.
- Some issues around affordability (percentage share plus rent and service charge – these vary considerably from scheme to scheme) and location.
- Could anything be done with s106 agreements to widen the local connection criteria for shared ownership properties compared to rented ones?
- There is a need to be flexible as far percentage share goes.
- Problems with mortgage lenders not wishing to provide mortgages for shared ownership properties.
- Need to look at how shared ownership is promoted (are we reaching the right people?)
- Intermediate housing other than shared ownership
 - o Is there an actual need for this?

Consultation

What type of affordable housing is required?

- Would meet a need but wouldn't house working households on lower incomes.
- Could be explored perhaps as part of the housing needs process.
- Opportunity for cross subsidy of affordable housing.

3. Affordable rents

- Concern about relets and high cost. Not an issue with new builds.
- 3 and 4 beds on affordable rents are not affordable to people in work.
- Majority of properties in rural schemes are let to households in work.
- Housing association affordable rent properties are sometimes almost as expensive as private rented accommodation in the same locations.

4. Home Choice Plus (Housing Waiting List)

- Policy changes to come in 2014 adopting some of the flexibilities provided by Localism Act.
 - No plans to dramatically slash the waiting list as a result of this.
 - List would continue to include people who struggle financially e.g. people who cannot afford to rent privately and people living with family who require independent accommodation
 - Likely to be a 2 year local residence requirement and 6 month local employment requirement for rented properties but not shared ownership properties.
- Associations welcomed the fact that the List would not be duly restricted – they need a wide pool of people on different incomes.
- Jas Mahami, Bromford, said the list worked well for nominations in Stratford District. In some other areas, Bromford and other associations were running their own lists now.

Consultation
What type of affordable housing is required?

5. Anything else?

- Two new learning disability schemes coming in May 2014.
- 5 additional special needs schemes including mental health schemes in the pipeline (with Warwickshire County Council).
- Maybe a need for schemes with a mix of needs (e.g. learning disability / physical disability).
- Desperate need for supported units (in Stratford town particularly) for young/vulnerable people who cannot cope in general needs housing.
- There may be issues in future with universal credit and impacts on vulnerable tenants.
- Additional *market* private rented accommodation may fill a gap in the market in places like Stratford but will only be affordable to working households earning middle and above incomes.

Consultation with older people event 3 April 2014

Introduction

The aim of the consultation event was to find out what housing issues are important to older people. Or to put it another way, what did older people think most needed improving as regards housing, support and care to make life easier? The event was held before any of the Strategy was written.

Prior to the event, attendees were told that "The Council wants to know what older people think because it is preparing a new District wide Housing Strategy with the help of its partners. The Strategy is a plan for the future setting out how more people will get the housing and support that they need and choose. It covers owner occupation, private rented and affordable housing".

Ten people from Senior Citizens Action Networks (SCAN) from around the District and other community groups attended the consultation event. Prior to the event, one of the attendees consulted 100 older people about housing issues of importance to older / disabled people. Their views are included in the responses to Question 1.

One of the people who attended runs a dementia café and another attendee had been recently diagnosed with dementia. Another attendee helps to run "Men's Sheds" in Stratford (a meeting group for, predominantly, retired men where participants can take part in practical activities such as woodwork and also form social networks).

Four questions were used to facilitate the discussion. The questions and responses are set out overleaf.

Q1. What do we need to get right in housing designed specifically for older people?

Location

- Housing needs to be in the right place and in most cases near facilities, shops, transport links and bus stops.

Type, design and size

- Several people said that there was an urgent need for more affordable homes. More social housing is required for older people and for young families who are being forced to move away because they cannot afford housing locally.
- Families who live miles away cannot support elderly relatives, if/when required.
- Many people cannot afford to buy a bungalow. There are few for sale.
- Several people said bungalows were desirable.
- Extra care is a good idea when you need it and provides a ready made community. Briar Croft (an extra care scheme in Stratford) is very popular. Warden controlled / extra care housing is popular - it means someone is always at hand if something goes wrong.
- Decent size rooms are important to enable older people to move around comfortably. It is difficult to downsize when your furniture doesn't fit.
- Extra bedrooms are important for grandchildren, friends etc.
- Downsizing to a new property is inappropriate for people with dementia – they need familiar surroundings and a change of home may increase confusion due to the lack of familiarity.

Consultation Views of older people

- One person said that planning for older age was important and that he and his wife had decided to move into a new home, close to the town and with a smaller garden that would be manageable as they aged. There were a range of views on this subject.
- Most older people want
 - Housing of good standard
 - Small gardens – somewhere to sit out.
 - Sufficient parking including parking for visitors
 - Wide doorways
 - Lifetime Homes
 - Warm homes with affordable heating costs
 - Easy to open windows that are accessible.
 - Level access to front door
 - Car ports
 - No stairs - or lifts provided
- People living in older houses should be allowed to install UPVC double glazing – planners are more concerned about properties than people. One person installed wooden windows which cost 2.5 times as much as plastic windows and they have now started to rot and home owner cannot afford to replace them again.

Straw poll of 100 older people - considerations for future planning and design of elderly / disabled accommodation

- Wider doorways.
- All electric plugs at least 3ft from floor.
- Raised toilet pans plus grip handles.
- All ground floor rooms on one level – no steps.
- Plenty of open shelving in kitchens, fewer low cupboards.
- Built in wardrobes and shelving in bedrooms.
- Stop tap in kitchen to be located near sink in case of emergency. Many elderly / disabled people cannot get down under a sink to turn it off. Also needs to be a lever action = not a tap.

Consultation Views of older people

- Security night sensor lighting.
- Lever action on all taps.
- Non-slip paving in back and front gardens.
- Waist height cooker and pull out shelf below.
- Pull out ironing board and table under counter
- Clothes hooks in hall – suitable height.
- Raised beds in gardens.
- Patio/ garden
- Garage or car ports.
- 2 bed (and not one bed) bungalows.
- Meter boxes at waist height
- Scooter ports
- Small blocks of retirement homes but set in mixed age areas.
- Good transport and small shops.
- Flat areas.
- TV plugs and aerials set both sides of room.
- Wet floor but some baths.
- Exercise areas like the recreation ground in Stratford.
- Medical facilities on site – or nearby.

Other issues

- Several people expressed disquiet about housing associations offering shorter tenancies (i.e. not lifetime tenancies) as older people are frightened of being forced to move and losing their home and all the happy memories in their home.
- 15 minute time slots for home care visits are useless, particularly when the person may have dementia. Unease was expressed about care being privatised and profit making – this doesn't serve older people well.

Q2. What problems do people have in maintaining their home and garden?

- Struggle to do basic maintenance and gardening. You can do less and less as you get older and it takes a long time to do anything. Seeing your home and garden deteriorate is demoralising.
- Age UK charges £18 an hour for work (current price) – two people thought this was too expensive but one person thought this was reasonable because the tradesman have all been fully vetted and their work has been vetted.
- Finding reputable trades people who charge reasonable rates is difficult. This is despite freely available lists of trades people. “I am disillusioned with the trusted tradesmen scheme – I tried 3 numbers and nobody bothered to ring me back.”
- Older people living alone at home are very vulnerable.
- Transition Stratford may be one solution – people use other people’s gardens to grow vegetables and in return may give the garden owner some of the produce.
- Older people find simple tasks difficult – there may be some mileage in exploring whether “Men’s Sheds” may be prepared to undertake simple DIY tasks in people’s homes.
- Could use a “fair shares” exchange schemes e.g. trade putting up shelves for a home baked cake? LETS (Local Exchange Trading Scheme) used to operate in Stratford but it is now defunct. There is, however, a limited time banking scheme, operating in Stratford Town only, under the Fair Shares scheme (a community based project that uses two-way volunteering)
- Probation Service used to do community service

Consultation Views of older people

- Some older Orbit tenants struggle to do their gardens – is there a scheme to help them? VASA used to operate a scheme that provided a gardening service to some Orbit tenants, but VASA lost funding for this scheme a couple of years ago and as far as I am aware there was no substitute provided.
- There is a need for someone to promote, advertise, co-ordinate and signpost to all the above services.

Q3. Where would you go for advice about housing?

- Difficult to know who to approach about some issues. *Finding the right advice* is an issue.
- VASA (Voluntary Action Stratford-on-Avon).
- Several people mentioned CAB.
- 'Which' magazine for consumer issues.
- If they are able to, some people use the internet. However, five people said that there was too much reliance on the internet. Even for people who have access to the internet and know how to use there is an expectation that they will invest considerable time in hunting things down. Advice on the internet is often inappropriate or unfocussed – it is too general. I would prefer to speak to someone or to read a leaflet.
- Age UK – particularly at the Alcester dementia café, where an Age UK information officer attends.

Consultation
Views of older people

Q4. Have we missed anything important about housing generally?

- Assistance is needed with clearing out, packing and removals.
- One person mentioned that people at SDC were very helpful – so much so that she would not want to move to another area.
- Loneliness is a big issue. Single elderly people, some of whom have mobility problems, cannot get around very easily.
- Volunteering can alleviate loneliness.
- The Dementia café in Alcester is a good place to meet people. It was set up in response to lack of information and services locally. It runs on Tuesday and Fridays and is open to everyone – not just people with dementia.
- There are similar dementia cafes in Southam, Stratford, Shipston.

Consultation Views of older people

Summary of key priorities for older people

1. The right housing in the right place is important.
2. More affordable housing is required for both older people *and* for younger people. Families living far away cannot support older people.
3. Good external and internal housing design is critical.
 - Bungalows and extra care accommodation are desirable.
 - Spare bedrooms are essential. All rooms should be of a decent size.
 - All housing should be easily manageable and built to the Lifetime Homes standard, warm with affordable heating, have accessible outdoor space and car parking should be near the front door.
4. Getting good housing advice is tricky.
 - There is too much reliance on the internet and a false expectation that even people with access to the internet will invest considerable time searching for information and checking it.
 - Reading a leaflet or talking to someone in person is preferable.
 - CAB, VASA and dementia cafes are seen as good sources of housing and other advice (nobody mentioned the District Council).
5. Help is needed with jobs in homes and gardens. Some people think existing services are expensive and or difficult to access. A "fair shares" exchange scheme e.g. put up shelves in return for cooking may be a way forward.
6. When moving, assistance is required with cleaning, packing and removals.
7. Loneliness is a real problem. Volunteering can alleviate loneliness.
8. Housing association tenancies that are not lifetime are unpopular.
9. Short (15 minute) home care visits are useless.

Consultation with young people June 2014

Introduction

Two consultation exercises were undertaken to find out what was important to young people:

- 1) Six people living in a Stonham supported housing scheme for young homeless people in Stratford completed questionnaires. One of Stonham's support workers provided additional information.
- 2) Four face to face in depth interviews with young tenants of Warwickshire Rural Housing Association.

Detailed information about young Stonham tenants

Sex, age and ethnicity

- Three men and three women.
- Four people aged 17 years. One person aged 20 years and one person 22 years.
- Four people White British, one person White / Asian and one person Mixed British / Caribbean.

Home town

Stratford town was the home town of two people. One person was from Bidford. Two people came from Leamington and one person from the Isle of Wight. At least two people had been placed in foster care outside Stratford-on-Avon District but had family in this District.

Reasons for homelessness

The main *initial* reason for the young people being homeless was non-violent relationship breakdown (four people). One other person was homeless because of a violent relationship breakdown with his father. It is unclear why one 17 year old who was lodging or in shared accommodation became

Consultation Views of young people

homeless but it is known that he did not like where he was living. It should be noted that

- Relationship breakdown includes not just a falling out between parent(s) and their son or daughter but also parents falling out and parent(s) being unable to look after their child for whatever reason.
- Most young people do not move directly from the parental home into the Stonham scheme. Prior to moving into the Stonham scheme, two people had been in foster care, two had been staying with family other than parents or with friends, and only one person had been living with parents(s).

The Leaving Care Team was supporting two people in foster placements and the college was providing general support to one person. None of the young people engaged with agencies about housing issues before they became homeless.

Support needs

The most common support needs were

- Budgeting skills;
- Help to find independent / settled accommodation;
- Education, training and employment.

Other support needs were

- Benefits;
- Help to read letters;
- Physical health;
- General support to maintain a tenancy / independent living.

What housing did young people want?

All six people wanted a flat or house in Stratford (see below).

Consultation Views of young people

What could be improved?

- 1) Provide more general needs housing association homes for young people.
 - Five of the six young people and the Stonham support worker mentioned the need for more independent affordable housing association accommodation for young people. There are too few one-bed affordable homes available – particularly for young people.
 - It takes a minimum of six months for people who are ready to move-on from Stonham to get housed into independent living and often a lot longer. (Help to find independent accommodation was one of the most common support needs – see above.)
 - Private rented is viewed as almost a complete non-starter and a waste of time with rents too high even if someone manages to find a shared property.
 - The delay in finding move-on accommodation means people become settled in Stratford town and want rehousing in Stratford. It is also fair to say that many of the District's education, employment and training facilities are in Stratford town which makes it very attractive to young people.
- 2) Improve the operation of the Housing Waiting List.
 - Three people mentioned that it takes a month or longer for someone who is ready to move-on from Stonham to be designated as top priority for a bid on the Housing Waiting List i.e. be awarded Gold Plus status and bids to be prioritised.
- 3) Provide more supported accommodation for young people.
 - There is a waiting list for Stonham.

Consultation Views of young people

4) Provide housing advice at the college.

- One person thought that there should be regular housing advice outreach at the college.
- And, as above, none of the young people engaged with housing agencies before they became homeless.

Case histories of young Warwickshire Rural tenants

Some information has been omitted to avoid identifying people. All the tenants were local people from Stratford-on-Avon District.

18 year old single man

White British.

When he was aged 16 years, he was attacked and kicked out by his father. He spent several months sleeping on friends' sofas. He then became a looked after child and was placed by the Leaving Care Team in a Travel Lodge for five months and later by the Council into bed and breakfast accommodation. When he turned 18 years he was offered a housing association tenancy and moved to his current address.

He is receiving support from the YOT (Youth Offending Team), Doorway, Bromford and the Leaving Care Team.

He is coping financially but it is difficult to tell as he has only just moved to his new home. He has done a budget. Luckily, the Leaving Care Team has paid for a microwave (but not a cooker), carpets, flooring and a washing machine; he would never be able to afford these essentials.

He is willing to be a mentor to other young people in housing difficulties.

Consultation Views of young people

What could be improved?

- i) Housing benefit is confusing; the form is difficult. SDC is a scary place to visit and is intimidating. He found it very difficult to ring the Council's contact centre because all he had was a pay as you go mobile and people kept him waiting and did not ring back.
- ii) More publicity in schools, colleges etc. about housing advice. At 16 years old he knew nothing about the Council's Housing Advice Team (HAT).
- iii) He thought HAT was good but the "bed and breakfast" temporary accommodation provided by the Council was poor. His room was never cleaned and there was no breakfast or other food. He had to wait for McDonalds(?) to open in the mornings and he could not afford it. (The Leaving Care Team arranged for him to use a microwave in the travel lodge and paid for food).
- iv) Far more temporary and permanent accommodation suitable for young people is required.
- v) Rent guarantors are required for people aged 16 to 17 years because nobody would house him until he was 18 years.

22 year old woman who has a four week old baby

White British.

When she was 19 years old she was a housing association tenant for six months. She was working full time but on the minimum wage and she could not afford the (social) rent and got into £600+ arrears. Although she had budgeting advice, she didn't qualify for housing benefit and she voluntarily gave up the tenancy because she could not afford it. The association confirms that she genuinely could not manage the rent.

Consultation Views of young people

She moved back in with her mum. Her mum and her 18 year old brother had the two small bedrooms in the property and she slept in the living room or stayed with friends. She then became pregnant and was rehoused for the second time by the same housing association. She is still clearing arrears from her first tenancy.

She was made redundant in September 2013 (when pregnant) but gets maternity pay. She also now gets housing benefit and council tax benefit. She has prepayment meters but they are expensive. She signs for Job Seekers Allowance weekly in Stratford which costs £7.90 each week for a return bus fare. (There is very little furniture in her house and bare floor boards.)

What could be improved?

- i) There is not enough affordable housing. It took eight months to get rehoused - five weeks before her baby was due.

23 year old man living with his partner and their toddler son

White British.

He was in foster care and then moved to unofficial supported accommodation and from there to official supported accommodation.

He and his partner then lived in a one-bed housing association flat in Stratford town that was too small for the two of them and even more so for their son. They wanted to stay in Stratford as it is easier to find and get to work in Stratford (they share a car). They were on the housing waiting list for a transfer in Stratford for a long time but in the end did a mutual exchange to a two-bed housing association house elsewhere in the District.

Consultation Views of young people

They are managing financially at present. However, they are worried about the future because both of them are on zero hours contracts with the same employer. To date, the employer has given them set hours but this could change anytime / this winter. They work six days a week and drive a few miles to work. He works 6pm to midnight and his partner works 8am to 4pm - one of them looks after their son.

He mentioned that housing benefits at Stratford-on-Avon District Council were very helpful as was his current housing association.

What could be improved?

- i) There were some poor standards in the unofficial supported accommodation.
- ii) Additional support with debts was needed at the official supported accommodation.
- iii) There is not enough affordable housing – especially in Stratford town.

27 year old woman living with her husband and their three year old daughter

White British.

She and her husband were living in a private rented maisonette in a village but the maisonette was unsuitable because it had a steep open plan staircase and was very cold. They couldn't find any alternative private rented accommodation that was affordable.

The Council's Housing Waiting List worked well because they were prioritised for housing because of the unsuitability of the maisonette when she became pregnant. They moved to their current housing association accommodation about 2.5 years ago. Both she and her husband work but they are struggling financially.

Consultation Views of young people

She is willing to be a mentor to other young people.

What could be improved?

- i) More storage space and larger rooms in properties.
(They live in an older property and keep their Hoover in the corner of their bedroom.)

Summary of key priorities for young people

(Assuming continued provision of existing services)

1. More general needs housing association accommodation *for young people* including one-beds (and help to find independent accommodation).
2. More supported housing for young people.
3. Improve running of housing Waiting List and specifically awarding of priority on the list i.e. Gold Plus.
4. Early intervention to prevent homelessness including providing housing advice at Stratford College *and* publicising the availability of such advice where young people gather.
5. Help and training re financial skills, debt and budgeting *for the many people in work* who are struggling financially (because of the minimum wage, zero hours contracts, etc.) as well as the unemployed.
6. Need for rent guarantors for people aged 16 to 17 years.
7. Help to claim housing benefit including completion of the form and making it easier to contact the Council by telephone.
8. Improve the quality of bed and breakfast accommodation provided via the Council. In addition, the Council should consider paying for breakfast.
9. Continue to ensure adequate storage space and larger rooms in new properties.

2. Population

ONS; Warwickshire Observatory;

Resident population and past growth

The resident mid-year population of the District in 2013 was 120,800 people. Warwickshire's population in 2013 was 548,700 people.

	Estimated mid-year 2003	Estimated mid-year 2013	% change 2003 to 2013
Stratford-on-Avon District	112,992	120,767	6.9%
Warwickshire County	515,056	548,729	6.5%

The population of the District increased by 6.9% in the ten years between 2003 and 2013.

Current population by age and changes in the last ten years

Proportionately fewer young people and more older people live in the District than in Warwickshire and most of England.

Mid 2013 resident population by percentage and number of people in Stratford-on-Avon District, Warwickshire County and England

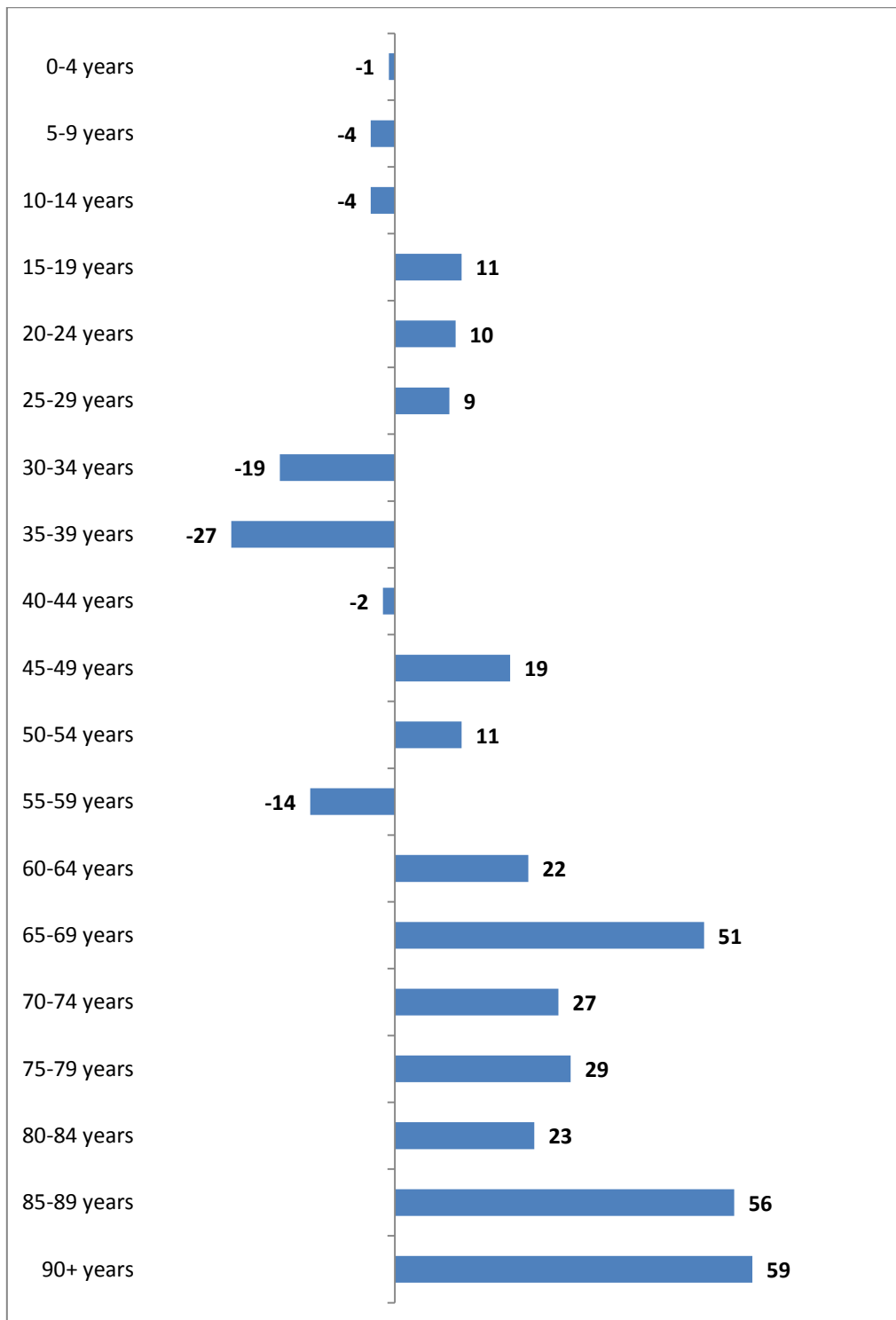
	Stratford-on-Avon District	Warwickshire County	England
Children 0 to 17 years	19% 23,118	20% 111,929	21% 11,506,451
Approx. working age 18 to 65 years	58% 70,330	61% 336,643	63% 33,695,397
Older people 66+ years	23% 27,319	18% 100,157	16% 8,663,969
Total resident population	120,767	548,729	53,865,817

Mid 2013 Stratford-on-Avon District resident population by age bands

Age band	Number of residents (to nearest 100)	% of residents
0-4 years	5,800	4.8%
5-9 years	6,400	5.3%
10-14 years	6,600	5.5%
15-19 years	6,700*	5.6%
20-24 years	4,900	4.0%
25-29 years	5,300	4.4%
30-34 years	5,600	4.6%
35-39 years	6,300	5.3%
40-44 years	8,500	7.0%
45-49 years	9,600	7.9%
50-54 years	9,200	7.7%
55-59 years	8,100	6.7%
60-64 years	8,400	7.0%
65-69 years	9,400	7.8%
70-74 years	6,500	5.4%
75-79 years	5,400	4.5%
80-84 years	3,900	3.3%
85-89 years	2,500	2.1%
90+ years	1,500	1.2%
All ages	120,800	-

*2,900 are 16 and 17 year olds. Homeless 16 and 17 year olds are an issue.

*Percentage changes to the population of Stratford-on-Avon
District by age bands between 2003 and 2013*



The median age across Stratford-on-Avon District is 46 years. This compares to a median age of 41 years in Warwickshire and 39 years in England (*Census 2011*).

The District has the highest volumes and proportions of over 65 year olds in Warwickshire with 29,000 residents aged 65 or over comprising 23% of the population. In Warwickshire 18% of the population is over 65 years and the average across England is 16%.

Over the last 10 years, the fastest growing sector of the population in the District is older people. Over the same period, the number of people aged under 15 years, 30 to 49 years and 55 to 59 years has decreased.

Resident population – future growth

Population change happens because of births, deaths, and internal and international migration.

Stratford-on-Avon is the only district in Warwickshire where deaths exceed births. It is estimated that there will be 134,500 people in the District by 2037 – a 12% increase. The growth in population is accounted for by net in-migration – mostly from other parts of the UK.

By comparison, the population of Warwickshire is projected to grow by 14% and that of England by 16% by 2037.

Change in population mid-2012 to mid-2037

	2012	2037	Change	% change
North Warwickshire	62,200	67,400	5,200	8.4%
Nuneaton & Bedworth	125,800	142,600	16,800	13.4%
Rugby	100,800	119,900	19,100	18.9%
Stratford-on-Avon	120,600	134,500	13,900	11.5%
Warwick	138,600	159,500	20,900	15.1%
Warwickshire	548,000	623,900	75,900	13.9%
West Midlands	5,642,600	6,356,400	713,800	12.7%
England	53,493,700	62,166,000	8,672,300	16.2%

*Percentage change in population between mid-years 2012 and 2037
by age bands*

Age band	Stratford-on-Avon District	Warwickshire	England
0-4 years	-3%	0%	2%
5-9 years	0%	9%	12%
10-14 years	2%	13%	16%
15-19 years	-4%	6%	9%
20-24 years	-9%	-5%	5%
25-29 years	9%	10%	9%
30-34 years	2%	3%	3%
35-39 years	-6%	1%	6%
40-44 years	-17%	-7%	0%
45-49 years	-17%	-7%	-1%
50-54 years	-14%	-3%	4%
55-59 years	-3%	6%	14%
60-64 years	-6%	0%	7%
65-69 years	9%	16%	26%
70-74 years	64%	64%	66%
75-79 years	72%	71%	65%
80-84 years	82%	75%	65%
85-89 years	144%	128%	110%
90+ years	312%	269%	230%
All ages	12%	14%	16%

(Based on 2012 ONS population projections.

Percentages for Stratford-on-Avon District calculated from unrounded figures; other percentages calculated from rounded figures).

The number of older people in the District is projected to grow at a much higher rate than in Warwickshire or England. The population of the District aged 90 years or over will increase by over 300% in the next 25 years.

Of equal significance is the fall in the number of people in the District under pensionable age.

Ethnicity

	Population	%
White	117,307	97.4%
English/Welsh/Scottish/Northern Irish/British	112,780	93.6%
Irish	890	0.7%
Gypsy or Irish Traveller	173	0.1%
Other White	3,464	2.9%
Mixed multiple ethnic group	1,258	1.0%
White and Black Caribbean	417	0.3%
White and Black African	106	0.1%
White and Asian	448	0.4%
Other Mixed	287	0.2%
Asian/Asian British	1,466	1.2%
Indian	564	0.5%
Pakistani	74	0.1%
Bangladeshi	13	0%
Chinese	391	0.3%
Other Asian	424	0.4%
Black/African/Caribbean/Black British	264	0.2%
African	112	0.1%
Caribbean	115	0.1%
Other Black	37	0%
Other ethnic group	190	0.2%
Arab	51	0%
Any other ethnic group	139	0.1%
Total population	120,485	100%

(Census 2011)

Of the District population, 94% is White: British.

3. Households

Sources: Council Tax records; ONS including nomis official labour statistics Crown Copyright HMSO Open Government Licence Click-use licence CO2F0002218; CLG; Experian; Warwickshire Observatory; Coventry and Warwickshire Joint Strategic Housing Market Assessment Nov 2013; Experian; ASHE.

Number of households

In 2011 there were 51,900 households with at least one usual resident in Stratford-on-Avon District, an increase of 10.4% on 2001.

This increase in the number of households compares to an increase of 9.5% in Warwickshire and 7.5% in England & Wales during the same period.

Overcrowding

The 2011 Census occupancy rating provides a measure of overcrowding. By this measure 3.4% of households in the District are overcrowded (1,786 households). This compares to 4.8% of households in Warwickshire and 8.7% of households nationally.

People claiming Jobseeker's Allowance

The number of people aged 16 to 64 years claiming Jobseeker's Allowance (JSA) can be used as a proxy measure for unemployment. JSA is payable to people under pensionable age who are actively seeking full time work; Universal Credit is not yet affecting JSA statistics.

*JSA claimants in Stratford-on-Avon District in September 2014
by age band and length of claim*

	Number	Percentage
Aged 18-24	85	22%
Aged 25-49	185	48%
Aged 50+	115	30%
Total	385	100%
Up to 6 months	290	75%
6 - 12 months	40	10%
Over 12 months	55	14%
Total	385	99%

Source: ONS claimant count / NOMIS - numbers - rounded to nearest 5.

In September 2014, 0.5% of the resident working age population of the District was claiming JSA. The comparable figure for Warwickshire was 1.2% and for the West Midlands 2.8%.

Employment profile

The 'employment profile' of the District can be illustrated by the number of jobs in each sector. The figures in the following tables are 'employee jobs' and therefore underestimate the number of jobs because they exclude self-employment; Government supported trainees; HM Forces and farm-based agriculture.

*Employee jobs by sector in Stratford-on-Avon District
and Great Britain 2013*

Total employee jobs	Stratford-on-Avon District (number)	Stratford-on-Avon District (% of all jobs)	Great Britain (% of all jobs)
Full-time	38,100	67.2%	68.7%
Part-time	18,600	32.8%	32.3%
Total number	56,700	100%	100%
Services	48,100	84.9%	85.7%
Manufacturing	5,700	10.1%	8.5%
Construction	2,700	4.7%	4.4%
Energy and water	200	0.3%	1.1%
Primary services - agriculture & mining	0	-	0.3%

Breakdown of District employee jobs in the services' sector 2013

	Number of jobs (to nearest 100)	% of jobs
Wholesale and retail including motor trades	9,800	20.4%
Transport storage	1,200	2.5%
Accommodation and food services	5,600	11.6%
Information and communication	1,800	3.7%
Finance, insurance real estate professional, scientific, technical, admin. & support services	15,100	31.4%
Public administration, education, health and social work	11,100	23.1%
Other services	3,400	7.1%
Total services	48,000	99.8%

Compared with the national jobs profile, the District has proportionately more jobs in manufacturing and fewer in the services sector.

Within the services sector, the majority of jobs are in the "finance, insurance real estate professional, scientific, technical, admin. & support services". Other services' sector jobs which employ many people are "public administration, education, health and social work" and "wholesale and retail including motor trades".

Tourism-related jobs are an important part of the services sector. According to the *Summary 2012 Tourism Economic Impact Assessment in Stratford District*, tourism supports almost 6,000 jobs for local residents and people living nearby.

Household incomes

See start of section 5.

4. Tenure

Sources: Census 2011

Percentage of households living in social rented, owner occupied and privately rented housing

There were 51,900 households in Stratford-on-Avon District in 2011.

Percentage of households by tenure

	District	Warwickshire	England
Social rented (housing association or Council)	12.9%	13.8%	17.7%
Privately owned*	87.1%	86.2%	82.2%
Owner occupied	72.9%	70.9%	64.1%
owned outright	(39.1%)	(34.5%)	(30.6%)
owned with a mortgage or loan	(32.7%)	(35.5%)	(32.8%)
shared ownership	(1.1%)	(0.8%)	(0.8%)
Privately rented	12.7%	14.1%	16.8%
from private landlord or letting agency	(11.3%)	(12.8%)	(15.4%)
from household member, employer, relative or friend	(1.4%)	(1.3%)	(1.4%)
Living rent free	1.5%	1.2%	1.3%
*Caution is needed in apportioning private sector properties between owner occupation and rented as change between the two tenures can happen relatively quickly as individual owners respond to changing economic factors.			

The proportion of homes that are socially rented in the District (13%) is significantly lower than in Warwickshire (14%) and England (18%).

Owner occupation in the District (73%) is higher than in Warwickshire (71%) and England (64%). Of particular note is the high percentage of homes in the District that are owned outright with no mortgage (39%) which is linked to the older population. The proportion of shared ownership homes in the District is higher than in Warwickshire and England.

The percentage of homes rented privately from a landlord or via a lettings agency in the District (13%) is lower than in Warwickshire (14%) and England (17%).

5. Cost of buying or renting a home

Sources: Land Registry; Private Sector Rents in Stratford-on-Avon District September 2013; Warwickshire Observatory; Coventry and Warwickshire Strategic Housing Market Assessment 2013; Home Truths 2013/14 National Housing Federation; Valuation Office Agency's Private Rental Market Statistics

Household income

In 2013 the mean annual household income in Stratford-on-Avon District was £46,500. The median income was £35,400.

Almost a quarter of households had an annual income of less than £20,000. Another quarter of households earned more than £60,000.

Percentage of households in the District by income band 2013

Under £10k	2%
£10k to £20k	22%
£20k to £30k	18%
£30k to £40k	14%
£40k to £50k	10%
£50k to £60k	9%
£60k to £80k	10%
£80k to £100k	5%
Over £100k	10%
Total	100%
Mean	£46,500
Median	£35,400
<i>Note: from table 56 in Coventry and Warwickshire SHMA November 2013</i>	

House prices

Stratford-on-Avon District has the highest mean house price in the West Midlands. In 2013, the mean house price in the District was £293,000. This compares to £226,000 in Warwickshire and £178,000 in the West Midlands.

According to Government guidance, a household is considered unlikely to be able to afford to buy a home that costs more than 3.5 times the gross household income for a single income household or 2.9 times the gross household income for a two-income household. **The District ratio of mean house prices to incomes is 9.6.** Households require an income of £67,000 to obtain an 80% mortgage at 3.5 times their annual salary.

External reports regularly highlight high house prices in Stratford-on-Avon District. For example, the Homes and Community Agency in its housing market report for the West and East Midlands plus Bedford, Central Bedfordshire, Luton and Milton Keynes stated that in May 2014 the District had the highest median house price at £249,000 (Landmark /Calnea). The lowest median house price at £79,000 was in Stoke.

The Community Infrastructure Levy Economic Viability Study (Peter Brett Associates, June 2014) identifies distinct housing markets within Stratford-on-Avon District. In broad-brush terms, house prices in the west are lower in Studley and Alcester than in the central area around Stratford town, Henley and Shipston. Prices in the east, for example around Southam, are in between those in the west and central areas.

Average house prices in different settlements in the 12 months up to March 2014

<i>Settlement</i>	<i>Average price</i>
Alcester	£237,000
Henley	£327,000
Shipston	£290,000
Southam	£248,000
Stratford town	£312,000
Studley	£199,000

Source: Zoopla March 2014

Cost of 'entry level' housing – the cheapest housing

Government guidance recommends that lower quartile house prices should be taken as a proxy for indicating entry-level property prices. This is the housing many first-time buyers typically aspire to own.

Ratio of lower quartile house prices to lower quartile household earnings

	2008	2009	2010	2011	2012	2013
Stratford-on-Avon District	9.0	8.5	9.8	9.6	8.9	8.9
Warwickshire	7.0	6.5	6.9	6.8	6.8	6.7

Entry-level homes remain generally out of reach of aspiring first time buyers. **The District ratio of lower quartile house prices to lower quartile earnings is 8.9.** This ratio (together with that for Bromsgrove District) is the highest in the West Midlands.

The 2012 lower quartile price in Stratford-on-Avon District was £175,000. Households putting down a 10% deposit of £17,500 require a mortgage

for 90% of the value of the property i.e. £157,500. To obtain a £157,500 mortgage for an entry level property:

- Households with two incomes need a gross household income of £54,310.
- Households with one income need a gross household income of £45,000.

Government schemes such as **Help to Buy** make owner occupation more affordable by providing loans that are initially interest free to help pay deposits or by guaranteeing some of the mortgage to lenders which enables the lenders to offer 95% mortgages. However, the homes are still expensive and many households fail the more stringent affordability checks lenders are now required to apply to households requesting mortgages.

Shared ownership

Shared ownership is a form of affordable housing where buyers' part-buy and part rent properties. The rent on the unsold equity is paid to a housing association. Buyers can buy a greater share of the property over time. Like other owners, shared owners are responsible for the upkeep of their properties.

Shared ownership is a way of getting on the property ladder but it is not a cheap option in this District because house prices are high.

It gives households some savings in the form of equity in their properties – even if they will never be able afford to buy the properties outright. Deposits and mortgages for shared ownership homes are obviously smaller than for open market properties. **Locally, the cost of shared ownership compares favourably with the cost of renting privately.** Unlike private renting, shared ownership also offers security of tenure.

The cost of shared ownership, like that of outright market housing, varies considerably across the District according to location, property type and size, and on how the building of the homes is funded. The minimum share of the property for sale and the rent charged on the unsold equity also vary.

The affordability of shared ownership is best illustrated by looking at some properties built in 2014. Local Independent Financial Advisors with expertise in shared ownership mortgages supplied figures for three year fixed interest rates for 25-year repayment mortgages. The interest rates quoted (March 2014) were not the lowest but were widely available. One and two year fixed rate mortgages are much cheaper and varied rate mortgages are much lower. Costs go down markedly with larger deposits. Information about rents, which include any service charges etc., came from housing associations.

*Total cost to households of 3 year fixed rate mortgage and rent per
calendar month for new build shared ownership properties
(extracts from 2014 research)*

	Total cost per calendar month		
	5% mortgage interest + rent (5% deposit)	4.6% mortgage interest + rent (10% deposit)	3.2% mortgage interest + rent (20% deposit)
Alcester 2 bed house Full market value £179,500 Sale of 45% = £80,775 Rent = £265 pcm	£714 (£4,039 deposit)	£674 (£8,078 deposit)	£579 (£16,155 deposit)
Bidford 2 bed house Full market value £180,000 Sale of 40% = £72,000 Rent = £290 pcm	£690 (£3,600 deposit)	£654 (£7,200 deposit)	£569 (£14,400 deposit)
Ettington 3 bed house Full market value £270,000 Sale of 40% = £108,000 Rent = £407 pcm	£1,007 (£5,400 deposit)	£953 (£10,800 deposit)	£826 (£21,600 deposit)
Ilmington 2 bed house Full market value £185,000 Sale of 50% = £92,500 Rent = £173 pcm	£687 (£4,625 deposit)	£640 (£9,250 deposit)	£532 (£18,500 deposit)
Ilmington 3 bed house Full market value £225,000 Sale of 50% = £112,500 Rent = £173 pcm	£798 (£5,625 deposit)	£740 (£11,250 deposit)	£609 (£22,500 deposit)
Meon Vale 2 bed flat Full market value £158,750 Sale of 40% = £63,500 Rent = £234 pcm	£587 (£3,175 deposit)	£555 (£6,350 deposit)	£480 (£12,700 deposit)
Meon Vale 2 bed maisonette Full market value £143,000 Sale of 40% = £57,200 Rent = £241 pcm	£559 (£2,860 deposit)	£530 (£5,720 deposit)	£463 (£11,400 deposit)
Meon Vale 3 bed house Full market value £255,000 Sale of 40% = £102,000 Rent = £369 pcm	£935 (£5,100 deposit)	£884 (£10,200 deposit)	£765 (£20,400 deposit)

	Total cost per calendar month		
	5% mortgage interest + rent (5% deposit)	4.6% mortgage interest + rent (10% deposit)	3.2% mortgage interest + rent (20% deposit)
Shipston 2 bed house Full market value £228,000 Sale of 25% = £57,000 Rent = £435 pcm	£752 (£2,850 deposit)	£724 (£5,700 deposit)	£657 (£11,400 deposit)
Snitterfield 2 bed house Full market value £185,000 Sale of 50% = £92,500 Rent = £46 pcm	£560 (£4,625 deposit)	£514 (£9,250 deposit)	£405 (£18,500 deposit)
Stratford 3 bed house Full market value £275,000 Sale of 40% = £110,000 Rent = £386 pcm	£997 (£5,500 deposit)	£942 (£11,000 deposit)	£813 (£22,000 deposit)
Stratford 3 bed house Full market value £240,000 Sale of 25% = £70,000 Rent = £519 pcm	£908 (£3,500 deposit)	£873 (£7,000 deposit)	£790 (£14,000 deposit)
Stratford 3 bed house Full market value £195,000 Sale of 45% = £87,750 Rent = £285 pcm	£774 (£4,388 deposit)	£711 (£8,775 deposit)	£629 (£17,550 deposit)

Demand for shared ownership varies considerably across the District. To date, it is unaffected by the Help to Buy programme. Shared ownership houses are far more popular than flats.

The cost of a privately rented home

As well as having the highest house prices in the West Midlands, **the District has the highest private rents (mean, median and lower quartile) in the West Midlands.** In the year up to 30 September 2014, the mean District rent was £818 per calendar month or £9,800 per year (Valuation Office Agency's analysis of 918 properties).

The Valuation Office Agency's statistics are useful but there are some concerns about them. For example, the Agency states that fewer than ten rooms in the District are let each year, which is clearly not the case.

Key findings from District private sector rents research

Regular local research provides in depth information about the private rented market. The most recent was a District wide snapshot survey of 250 private rented properties in September 2013. The research included discussions with twelve estate agents and an analysis of the affordability of private rented for 1,800 existing private tenants who get housing benefit. The results were compared to the results of similar surveys in previous years. Go to <https://www.stratford.gov.uk/housing/private-sector-rents.cfm> for the complete report.

Private rents in Stratford-on-Avon District and the number of properties affordable to households in receipt of housing benefit

	Area	Room in shared property	1 bed	2 bed	3 bed	4 bed	5+ bed	All properties
Median rent per calendar month	District	£400	£585	£695	£900	£1,300	£2,375	-
	Stratford town	£420	£595	£750	£995	£1,600	£2,075	-
Lowest quartile rent (cheapest 25%) per calendar month	District	£378	£525	£625	£795	£1,050	£1,836	-
	Stratford town	£380	£544	£695	£913	£1,375	£1,805	-
Percentage of properties affordable to people in receipt of housing benefit*	District	2%	10%	18%	18%	0%	0%	11%
	Stratford town	0%	12.5%	3%	0%	0%	0%	3%

Notes

- 1) District figures include Stratford town. Stratford town figures refer just to the town.
- 2) One beds include self-contained bedsits i.e. bedsits with their own bathroom, toilet and proper cooking facilities.
- 3) *Rents at or below Local Housing Allowance rates.

Summary results

1. **Private rented accommodation in Stratford-on-Avon District is expensive, and rents are increasing.**
 - The District median private sector rent for a 2-bed property is £695 per calendar month (£8,340 a year).
 - 11% of properties are affordable to people in receipt of housing benefit.
2. **Rents are higher in Stratford town than in most of the District even though almost 40% of all advertised private rented properties are in Stratford town.**
 - The median rent for a 2-bed property in Stratford town is £750 per calendar month (£9,000 a year).
 - Only 3% of advertised properties in Stratford town are affordable to people in receipt of housing benefit.
3. **Demand exceeds supply.**
 - Estate agents advertise for landlords and keep lists of vetted potential tenants.
 - Most private landlords are unwilling to let to people in receipt of housing benefit – and they don't need to.
 - Prospective tenants should register on Rightmove to receive email alerts when suitable properties are advertised.
4. **Shared rooms and one-beds are particularly expensive.**
 - The lower quartile rent for a room in a shared property is £378 per calendar month (£4,536 a year).
 - The lower quartile rent for a 1-bed property is £525 per calendar month (£6,300 a year).
5. **High upfront costs to access private rented.**
 - Prospective tenants must pay one to two months rent in advance; a deposit against damage equivalent to one month's rent; tenancy set up fees; for credit checks and references, and removal fees.
 - Prospective tenants who may struggle to pay the rent or who are deemed a risk must pay 6 months rent in advance.
6. **Many households in work, and working and non-working households in receipt of housing benefit, struggle to rent privately because their incomes are too low.**
 - The affordability of similar sized properties varies according to their location and as to whether a household receives housing benefit.
 - If people are in work and not in receipt of any housing benefit the cheapest properties are
 - Rooms in Stratford; Alcester.
 - 1 beds in Alcester, Stratford; Southam; Henley.
 - 2 beds in Alcester; Studley; Bidford; Shipston; Henley.
 - 3 beds in Quinton; Shipston; Bidford; Southam.

Summary results continued

- For non-working and working people in receipt of housing benefit
 - Nearly all rooms and 1 beds are unaffordable.
 - A few 2 and 3 bed properties in Bidford and Shipston, followed by Quinton and Southam, are affordable.
 - Very few private rented properties are affordable to housing association tenants affected by the spare room subsidy (bedroom tax).
7. **Of the 1,820 households renting privately who claim housing benefit, 69% are not in accommodation that is affordable.**
8. **Studley and Alcester are the least affordable areas of the District for households who get housing benefit.**

In terms of measuring the affordability of private rented housing, a household is considered to be able to afford market renting where the rent payable is no more than 25% of their gross household income.

In this District, median rents are a more useful measure than lower quartile rents to work out how much income a household needs to rent privately. This is because **at District level, lower quartile rents are concentrated in only a few areas of the District and largely exclude Stratford town with its big but expensive private rented market.**

Gross annual household income required to rent privately in Stratford-on-Avon District and Stratford town September 2013

Type of property	District (including Stratford town)		Stratford town only	
	Median annual rent	Annual income required	Median annual rent	Annual income required
Room in shared property	£4,800	£19,200	£5,040	£20,160
1 bed/bedsit	£7,020	£28,080	£7,140	£28,560
2 bed	£8,340	£33,660	£9,000	£36,000
3 bed	£10,800	£43,200	£11,940	£47,760
4 bed	£15,600	£62,400	£19,200	£76,800
5+ bed	£28,500	£114,000	£24,900	£99,600

Households need an annual income of £28,000 or more to afford to privately rent a one-bed property and £33,700 to rent a two-bed property in the District. Higher household incomes are required to rent in Stratford town.

Of the households in the District, 42% have an income of less than £30,000.

Private renting in the District is more affordable than owner occupation (of an equivalent home). However, many households in work and households in receipt of housing benefit cannot afford to rent privately because their incomes are too low to afford the high rents.

Discussions with estate agents highlighted two other significant issues:

- **Many estate agents thought that the Council's Housing Advice Team only deals with people on housing benefit.** Agents were unaware that the Council assists people who are in work although they were aware that many people in work struggle to find affordable properties.
- **Agents were generally unaware of or knew little about shared ownership** except if they had dealt with it directly at the request of housing associations. This is an important point because some of the people who find renting privately unaffordable could afford shared ownership.

As at 31 October 2014, there were 1,880 households living in the private rented sector and claiming housing benefit. Of these households, 670 (36%) were pensioners and 1,210 (64%) were working age households.

Housing association rents

Social rents

Social rents are significantly lower than private sector rents.

As at 31 March 2014, housing association social rents in Stratford-on-Avon District were on average £441 per calendar month or £5,290 a year (CLG table 704: figs are for general needs housing and for housing associations managing or owning at least 1,000 homes).

Affordable Rents

Affordable Rent is a requirement on schemes built with the help of Government grant funding. In addition, housing associations can convert some existing properties when they are relet from social rents to Affordable Rents. These changes are known as "conversions".

There were at least 122 Affordable Rent new build properties in the District in March 2014.

The affordability of Affordable Rents, which are set at up to 80% of local private sector rents, is a major concern because the rents are not necessarily affordable to people in work. Some working households who do not qualify for housing benefit are turning down offers of tenancies at Affordable Rents on affordability grounds. Other potential tenants fail housing associations' affordability checks. (See also section 10.)

As at 31 March 2014, housing association Affordable Rents in Stratford-on-Avon District were on average £548 per calendar month or £6,580 a year (HCA Statistical Data Return 2014: figs are for general needs housing and for housing associations managing or owning at least 1,000 homes).

On the above figures, Affordable Rents are approximately 24% more expensive than social rents in this District. The table below shows the households incomes required to afford Affordable Rents (assuming rents account for no more than 25% of gross household income).

Gross annual household income required for Affordable Rent properties in Stratford-on-Avon District and Stratford town September 2013

Type of property	District (including Stratford town)		Stratford town only	
	Median annual rent	Annual income required	Median annual rent	Annual income required
1 bed	£5,620	£22,480	£5,710	£22,840
2 bed	£6,670	£26,680	£7,200	£28,800
3 bed	£8,640	£34,560	£9,550	£38,200
4 bed	£12,480	£49,920	£15,360	£61,440
5+ bed	£22,800	£91,200	£19,920	£79,680

Households need an annual income of £22,500 or more to afford to rent an Affordable Rent one-bed property and £26,700 to rent a two-bed Affordable Rent property in the District. Higher household incomes are required to rent in Stratford town. Of the households in the District, 42% have an income of less than £30,000.

6. Requirement for new housing

Source: Coventry & Warwickshire Joint Strategic Housing Market Assessment November 2013; P1E information; Council's records.

Local Plan

The Local Plan is the plan for the future development of the District. It includes the District Council's Core Strategy 2011-2031, which determines the overall level, location and nature of new market and affordable housing, employment and other land uses in the District.

The Council's submission version Core Strategy 2011-2031 identifies a need for 11,300 additional homes (565 dwellings per annum). It includes a policy requiring 35% of homes on eligible sites to be affordable homes.

A number of other planning documents such as a Site Allocations Plan, a Gypsy and Traveller Local Plan and Supplementary Planning Documents (SPDs) will accompany the Core Strategy. SPDs provide more detailed advice and planning guidance and will cover Development Requirements, any new settlement and the Stratford-upon-Avon Canal Quarter Regeneration Zone.

Parish Councils can also prepare Neighbourhood Plans and a number are in preparation across the District.

Affordable housing

Affordable housing is required in this District because many households cannot afford to buy homes on the open market or to rent privately. Stratford-on-Avon District has the most expensive market housing and private rented housing in the West Midlands. The District has a large housing waiting list and homelessness is an issue.

The Coventry & Warwickshire Joint Strategic Housing Market Assessment: Market Review 2013 estimates that the District has an annual shortfall of 233 additional affordable homes.

7. Affordable housing

Source: District Council records

Number of affordable homes by tenure

Audits of the affordable housing stock in the District were undertaken in October 2004, spring 2008, April 2012 and April 2013.

Number of affordable homes by year and tenure

	Social rented and affordable rented	Shared ownership	Total affordable homes
October 2004	6,352	227	6,579
Spring 2008	6,730	417	7,147
April 2012	6,895	506	7,401
April 2013	6,935	530	7,465
Increase 2004 → 2013	9%	134%	13%

Demand for all affordable homes is high. There are 7,500 affordable homes in the District. Nearly all the homes are provided by housing associations. The Council does not own any housing. Changes in stock occur when homes are built and existing homes are sold.

Social rented homes are found in the majority of the parishes in the District. The number of affordable homes as a proportion of all dwellings in a town or village varies considerably across the District.

There are sheltered housing schemes in nine settlements and there is one extra care scheme that is in Stratford. Additional extra care schemes are being built.

There are shared ownership homes in 36 settlements.

Type and size of existing housing association rented homes

Number of rented homes by type and size April 2013

Property type		Number of homes	% of stock
Sheltered & extra care flats, bungalows and houses	Mostly 1 & 2 beds	636	9%
Flats <i>general needs</i> includes bedsits and maisonettes	Bedsit	10	0%
	1 bed	480	7%
	2 bed	999	14%
	3 bed	48	1%
Houses <i>general needs</i>	1 bed	115	2%
	2 bed	1,156	17%
	3 bed	2,181	31%
	4 bed or more	163	2%
Bungalows general needs	1 bed	230	3%
	2 bed	851	12%
	3 or 4 bed	3	0%
Unknown	Mainly for older people	63	1%
Total		6,935	99%

At least a quarter of all social rented homes are reserved exclusively for older people and, if required, disabled people. These homes include 1,720 sheltered homes, extra care homes, general needs bungalows and some blocks of general needs flats. However, older people also live in many properties that are not designated solely for older people.

About 9% of the stock is general needs 1-bed flats and houses. The lack of smaller properties means that single people and couples without children under pensionable age lose out compared to other household types. This is also an issue for tenants who want smaller properties because of the spare room subsidy.

Type and size of shared ownership homes

Number of shared ownership homes by type and size April 2013

Property type		Number of homes	% of stock
Extra care flats	1 and 2 beds	18	3%
Flats <i>general needs</i>	1 bed	13	3%
	2 bed	99	19%
Houses <i>general needs</i>	1 bed	3	1%
	2 bed	260	49%
	3 bed	130	25%
	4 bed or more	5	1%
Bungalows <i>general needs</i>	2 bed	2	-
Total		530	101%

About half of shared ownership homes are 2-bed houses and a quarter are 3-bed houses.

Loss of affordable homes

Affordable homes are lost from the stock when they are sold.

To help fund the building of affordable homes, housing associations have sold on the open market over 50 existing properties that became vacant. These sales are known as "disposals". In high house price areas such as this District, disposals generate more income than in areas with lower house prices.

Some former Council tenants have a Preserved Right to Buy. The Government's introduction of more generous Right to Buy discounts (up to £77,000) has resulted in more tenants buying their homes.

Number of properties in the District sold under Right to Buy

Year	Number of homes sold
2010-11	1
2011-12	1
2012-13	7
2013-14	19
2014-15 up to end Nov.	4

Homes are also lost from the stock when shared owners buy their homes outright.

Building affordable homes

Additional affordable homes by year and as a proportion of all new build

Year	Number of affordable homes (housing association social rent, affordable rent or shared ownership)	Affordable housing new build as a percentage of all new build housing
2004-2005	201	Unknown
2005-2006	200	Unknown
2006-2007	54	10%
2007-2008	139	34%
2008-2009	51	26%
2009-2010	75	26%
2010-2011	76	73%
2011-2012	105	76%
2012-2013	96	32%
2013-2014	122	35%
Total past 10 years	1,119	-
Next 3 years		
2014-2015	Approx. 650	-
2015-2016		
2016-2017		

Over the past 10 years, the Council has enabled 112 affordable homes on average each year.

The majority of additional affordable homes are new build. Only 80 of the 1,119 affordable homes provided were not new build and were existing market dwellings that were converted to an affordable tenure.

The proportion (%) of all new homes that are affordable shows large year-on-year variations that do not relate clearly to the overall scale of house building in the District. This proportion (%) should not be confused with the percentage set in planning documents as the normal proportion of affordable housing expected – subject to economic viability - on sites over a threshold size / capacity.

The Council maintains continuous monitoring records in respect of all completions of affordable housing. Data is held on:

- Which housing association is involved in the development.
- The affordable tenure and whether the dwelling is newly built or an 'existing' dwelling.
- Whether the development was on 'brownfield' or 'greenfield' land.
- Which planning policy was invoked to approve the development.
- The location of the site.
- The number of bedrooms.
- The split between houses, flats and bungalows.
- Which stream(s) of public funding was used (if any).
- How many of the homes meet the various sustainability standards.

The monitoring of affordable housing schemes from site identification through to post-completion assessment allows the Council to estimate the future number, distribution and characteristics of affordable homes in the short to mid-term. Feedback from tenants and shared ownership buyers also informs future development.

Funding of new affordable homes last 10 years

All affordable homes are partly funded by housing associations who borrow monies and or use their reserves. Some schemes are also partly funded by cross-subsidy from developers building market homes and some require grant funding.

Grant funding of new affordable homes

Type of grant funding	Number of affordable homes last 10 years
Government	368
Council	49
Government and Council	89
Other	37
Total with grant	543
Total without grant	576
Total number of homes	1,119

The Council has helped fund 138 affordable homes during the last 10 years through its own Affordable Housing Investment Programme; without this grant these homes would not have been built.

8. Condition of the existing housing stock

Sources: Housing associations; English Local Authority Statistics on Housing; Council tax database; Private Sector House Condition Survey for [Stratford-on-Avon District] November 2009; English Housing Survey 2013-2014. 2012 sub-regional fuel poverty data: low income high costs indicator. DCLG live table 100 - dwelling stock.

Housing stock

As at April 2013, there were 55,300 dwellings in the District. Of these dwellings, 88% were private sector and 12% were affordable homes.

Fuel poverty and energy efficiency across all tenures

Fuel poverty in the UK is defined as households that have above average fuel costs (the national median level) and if they to spend that amount they would be left with a residual income below the official poverty line.

Cold homes that are poorly insulated and inefficiently heated adversely affect people's health and lead to excess winter deaths.

The Government's *2012 sub-regional fuel poverty data: low-income high costs indicator*, states that 12.4% of households in Stratford-on-Avon District (6,314 households), are in fuel poverty.

The Standard Assessment Procedure (SAP) measures the energy efficiency of homes on a scale of 1 (highly inefficient) to 100 (highly efficient). The mean SAP in Stratford-on-Avon District across all tenures was 60 in December 2012, which is the same as that for England in 2013. Nationally, (and, no doubt, locally) SAP ratings are higher in housing association and local authority stock than in owner occupied and private rented stock.

Stock condition

Housing association homes

Few, if any, housing association properties in the District do not meet the Decent Homes Standard. A decent home is defined as one that is free of serious hazards, warm, in a reasonable state of repair, and having reasonably modern facilities.

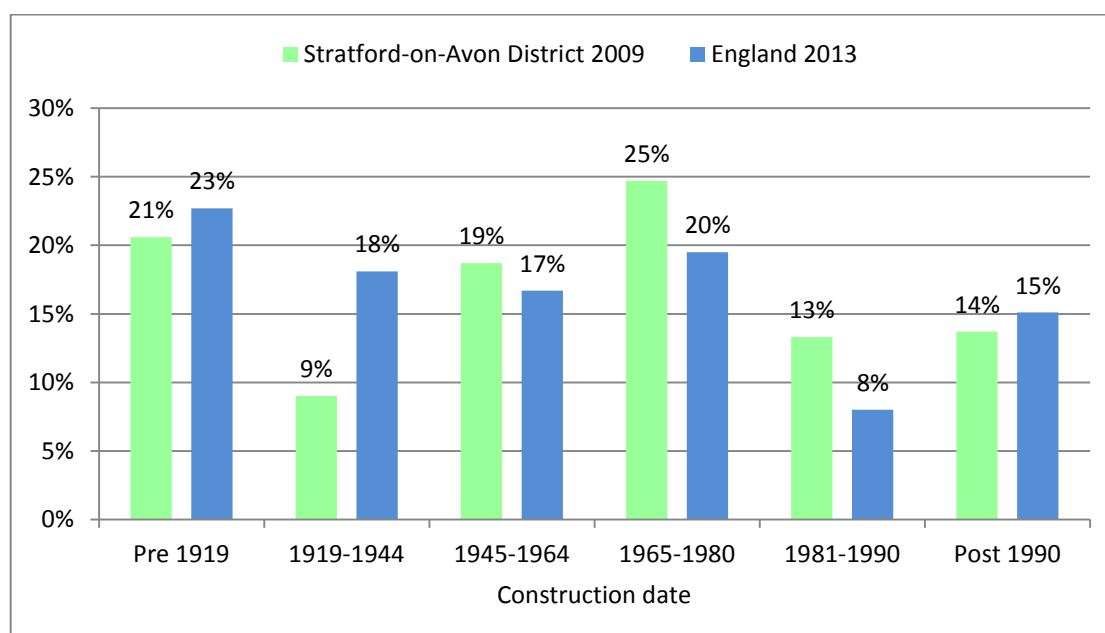
Orbit, the housing association with the most, and oldest, properties in the District has a large retrofit programme to make its existing homes warmer and reduce residents' fuel bills.

Key features of owner occupied and private rented housing

At district level, the Private Sector House Condition Survey (PSHCS) 2009 is the most recent available. As evidenced by the work of the District Council's Private Sector Housing Team, the big issues identified in the survey are the same today.

- The age profile of owner occupied and privately rented dwellings in Stratford-on-Avon District differs from the English Housing Survey 2013-2014 national average with lower levels of dwellings before 1945 (30% compared with 41%) and higher proportions after that (71% compared with 60%).

Age of owner occupied and private rented dwellings in Stratford-on-Avon District and England



- The stock has higher proportions of detached houses and bungalows.
- A high proportion of older residents aged 60+ years.
- About a third of vulnerable households in the private sector in 2009 were living in non-decent homes.
- The Housing Health and Safety Rating System (HHSRS) is a tool to assess 29 individual hazards in people's homes. Local authorities are required to take action when they identify a category 1 hazard.
 - Primary Category 1 hazard failures in the District are excess cold, falling on level surfaces and falls on stairs.

- Category 1 hazards in the District are strongly associated with older dwellings and dwellings occupied by heads of household aged over 65, where there are one or more residents with a disability, those on low incomes and those in receipt of a benefit.
- Proportionately, Category 1 hazards in the District are more strongly associated with the privately rented sector (28%) than owner occupied properties (21%). Overall, 22% of private sector dwellings have Category 1 hazards.
- The less energy efficient dwellings are older dwellings (pre 1919); converted flats and privately rented dwellings.
- The level of excess cold hazards is an issue given the number of older residents in Stratford-on-Avon District.
- The average SAP rating for mobile homes in Stratford-on-Avon District was 22 in 2009. About three quarters of all mobile homes had a Category 1 Hazard i.e. 517 out of 696 homes. Excess cold was by far the largest hazard.
- There were 14 Houses in Multiple Occupation in the District in November 2014.

Empty homes

At any one time, approximately 500 private sector dwellings in the District are vacant for more than 6 months. Most vacant homes come back into use fairly quickly but other homes become vacant.

The Council gives grants to landlords to bring properties into use in return for being able to nominate tenants to the improved properties for a limited time.

9. Welfare reform

Introduction

This section outlines the impact of changes to housing related benefits. It also includes some figures about the numbers of older people under occupying housing association properties.

Many households in receipt of housing benefit are in work. Nationally, more than one million housing benefit recipients are in work (DWP, November 2014).

Housing association households affected by the spare room subsidy

As at October 2014 there were 675 housing association working age households in the District who were in receipt of full or partial housing benefit and affected by the spare room subsidy. These households receive a reduced amount of housing benefit because they are deemed to be under-occupying their properties. Working tenants and pensioners are exempt from the spare room subsidy.

Almost 90% of households affected by the spare room subsidy are under occupying their properties by one bedroom (604 households) and 10% by two or more bedrooms (71 households who are mainly in 3 bed houses).

90% of tenants under occupying properties were Orbit tenants.

See Appendix 1 for a more detailed breakdown of the type of accommodation required by settlement. Most households will struggle to move to appropriately sized accommodation where they live because the accommodation does not exist and the turnover of properties is low. The same applies to households willing to move elsewhere in the District.

Size of accommodation required by housing association tenants affected by the spare room subsidy

Size of property required	Number of households affected	Percentage of affected households
1 bed	423	63%
2 bed	218	32%
3 bed	34	5%
Total	675	100%

The majority of households affected by the spare room subsidy need one-bed accommodation (420 households).

There are only 600 general needs one-bed properties in this District and some are reserved solely for older people. Households on the housing waiting list and people who are homeless also require one-bed accommodation. Private rented accommodation is not a viable option because it is expensive and often the right size properties are unavailable.

Housing associations are increasingly reluctant to let two-bed properties to single people and childless couples even if they are working because there is always a risk that tenants could lose their jobs. Many tenants are in low paid work and on short term or zero hours contracts etc. This means that most people will find it very difficult to find and move to one-bed accommodation in this District.

The number of households affected by the spare room subsidy rose to 694 households in March 2015.

Private renting households in receipt of housing benefit and under occupying their properties

Approximately 400 working age households in the private rented sector are in receipt of housing benefit and are under-occupying their properties.

Like housing association tenants, private rented tenants only get housing benefit for a certain number of rooms. Households can choose to under-occupy accommodation but the large number of households on limited income who do so suggests a lack of suitable properties.

The circumstances of the tenants in private rented who are under-occupying are

- 104 single people living predominantly in one-bed accommodation who are only entitled to housing benefit at the shared room rate because they are under 35 years of age.
- 119 households living predominately in 2-bed properties who are only entitled to housing benefit for one bed accommodation.
- 172 households living in 3-bed or larger properties who are under occupying their accommodation.

Older people under occupying housing association homes

Older people are exempt from the spare room subsidy. In October 2014, 575 older households in receipt of housing benefit were under-occupying their homes. Of these households, 413 had one spare bedroom, 152 had two spare bedrooms and 10 had three or more spare bedrooms.

According to housing associations, there are many other older households who are not in receipt of housing benefit but who are also under occupying large family homes by two or more bedrooms.

Previous Council research has shown that nearly all older people want at least one spare bedroom for visitors etc. The same research shows that older people want to remain living in their town or village close to their friends, family and support networks and that ideally many of them want two-bed bungalows or 2-bed houses.

Benefit cap

Only fourteen households in this District are affected by the benefit cap (March 2015). The cap is £18,200 per annum or £350 per week for single applicants. For all other applicants the cap is £26,000 per annum or £500 per week.

Council Tax Support Scheme

This scheme helps people on low incomes to pay their Council Tax. In April 2013, the Council Tax Support Scheme replaced the Council Tax Benefit Scheme. The old scheme was fully funded by central government.

Central government only partly funds the current scheme, which is discretionary except for older people who are protected from any cuts. Stratford-on-Avon District Council has chosen to make up fully the funding shortfall for the three financial years 2013 to 2016 to assist the same household types that qualified for help under the old scheme.

Universal Credit

This government administered scheme consolidates six different benefits including housing benefit. It is paid monthly in arrears.

To date in this District the roll out of Universal Credit has been limited to some single people; it went live on 23 February 2015. In order to provide better advice to clients, tenants etc. almost 60 people from a wide range of organisations attended a local Department of Work and Pension briefing on this issue.

Discretionary Housing Payments

Discretionary Housing Payments help make up shortfalls between the amount of housing benefit a household is entitled to and the actual rent. These payments are sometimes referred to as "DHPs" or housing benefit "top ups".

These payments are used extensively in this District for households in the private rented sector but also to assist some housing association households affected by the spare room subsidy. The Council administers the payments and this will continue despite the introduction of Universal Credit, which includes housing benefit.

10. The Council's Housing Waiting List (Home Choice Plus)

Sources: District Council records; housing association records.

Introduction

The Council's Housing Advice Team runs a Housing Waiting List ('Home Choice Plus') for all housing association properties in the District and for some affordable homes outside the District. The Team is also responsible for advice on housing options and for dealing with homelessness.

Home Choice Plus is a choice based lettings scheme for affordable homes that operates across Stratford-on-Avon District and most of Worcestershire. The scheme helps people to make informed choices about their housing options by allowing them to check the number and types of properties that become available for letting, and compare their priority for housing with that of other people.

People, including existing housing association tenants, 'bid' for affordable homes via the internet, and by telephone, text or in person at any of the Council's offices. The Council provides assistance to make it easier for vulnerable and older people to bid.

The Home Choice Plus policy on who is able to go on the List and what type of housing they can bid for has been reviewed in light of the Localism Act 2011. The latest policy changes will go live in summer 2015.

The Housing Waiting List prioritises households' urgency for housing by bands. "Priority" is the highest band and "bronze" the lowest band. Households from all bands take up tenancies. This partly occurs because new build affordable homes in settlements are ring fenced in the first instance for households with a local connection to that particular parish.

Demand for affordable homes in the District is high. The number of vacancies depends on how many new affordable homes are built and on how many existing housing association tenants chose to move to alternative housing association accommodation. Few existing housing association tenants move to the private sector because it is unaffordable.

Number of housing association lets each year

Over the last three years, approximately 600 to 700 housing association properties have become available to let each year. This higher than normal figure is caused by the greater number of new build homes completed in the last few years (than previously). These new homes generate a number of moves by existing housing association tenants (28% of households on the List) and account for many of the lets.

Number of housing association lets by banding on the Housing Waiting List

	2011	2012	2013
Priority i.e. accepted as homeless	86	88	96
Gold +	275	235	215
Gold	160	149	229
Silver+	20	12	24
Silver	19	10	13
Reduced	1	4	12
Bronze+	132	102	113
Bronze	27	20	7
Total	720	620	709

Number of households on the Housing Waiting List

There were 4,408 households on the List in November 2014:

- Total adults 6,360
- Total children 2,832
- Total individuals 9,192

The number of households on the Housing Waiting List fluctuates e.g. a policy review may require households to re-register on the List; the number will initially fall but then increase. The most important point is that there are large numbers of households on the List because they cannot find suitable affordable accommodation.

Types and age of households on the Housing Waiting List November 2014

Types of household on the Housing Waiting List

	Number of households	Percentage of households
Single people under pensionable age	1,168	27%
• of which 16 /17 year olds	(4)	
Couples without children	321	7%
Families with children	1,585	36%
• 0 children but pregnant 25+ weeks	(60)	(1%)
• 1 child	(714)	(16%)
• 2 children	(547)	(12%)
• 3 children	(185)	(4%)
• 4+ children	(79)	(2%)
Pensioners / people in receipt of Disability Living Allowance	1,205	27%
• Of which aged 60+	1,115	(25%)
Other	129	<1%
Total	4,408	100%

Families with children account for more than a third of all households on the List. Single people under pensionable age account for about a quarter of households on the List; older people account for another quarter.

Couples without children are the smallest group of households on the List. This is probably because of all the household types they find it easiest to find alternative accommodation that is suitable and affordable.

Age of all heads of households on the Housing Waiting List

	Number of households	Percentage of households
16-17 years	4	-
18-24 years	420	10%
25-34 years	1,021	23%
35-59 years	1,817	41%
60-84 years	1,006	23%
85+ years	140	3%
Total	4,408	100%

Whilst all ages are represented on the List, at least 40% of households are working age but over 35 years. The lack of affordable and suitable accommodation is an issue for households of all ages.

It is worth looking at single people of working age separately because of the large numbers of such households on the List and because irrespective of whether they are working or not they particularly struggle to afford accommodation. Single people aged under 35 years who are not working only qualify for housing benefit for privately rented shared accommodation i.e. a room. Such shared accommodation is in very short supply – as is 1-bed privately rented accommodation.

Older people living alone are more likely than older people living together to require additional care and support and will seek sheltered or extra care housing.

Age of single people on the Housing Waiting List

	Number of households	Percentage of households
16-17 years	4	-
18-24 years	191	11%
25-34 years	329	18%
35-59 years	637	35%
60-84 years	545	30%
85+ years	104	6%
Total	1,810	100%

Single people of all ages are on the List. Most noteworthy is the fact that 75% of all households on the List aged 85+ years are single people (104 out of 140 households).

Current tenure of households on the Housing Waiting List

Tenure of households on the Housing Waiting List November 2014

Current tenure	Single people under pensionable age	Couples without children	Families with children	Pensioners / people in receipt of Disability Living Allowance	Other	Total	%
Private landlord	255	130	635	345	44	1,409	32%
Sharing/lodging	123	15	63	33	7	241	6%
Housing association /Council	205	53	528	399	40	1,225	28%
Parents/ relatives	332	92	187	44	11	666	15%
Leaving hospital, prison, other	2	0	3	6	0	11	0.2%
Other (owner occupiers, tied, no fixed abode etc.)	264	26	160	376	30	856	19%
Total	1,181	316	1,576	1,203	132	4,408	100%

The most common tenure of households on the Housing Waiting List is private rented accommodation (including lodgers). This tenure accounts for 38% of households on the List. According to the Council's Housing Advice Team and CAB the high cost of private renting is a problem coupled with other living costs including difficulties in keeping some properties warm (see section 8).

Households in work

Many households of working age on the Housing Waiting List are in full time or part time employment.

This is certainly the case in new rural schemes championed by local communities. A sample of heads of households in 94 rural homes built since 2010 in eight towns and villages shows that 82% of working age households are working. This is not a new trend; a large majority of tenants in such rural schemes work. Of the 94 head of households:

- 12 retired
- 82 working age
 - 68 in full or part time work (82%)
 - 4 seeking work
 - 3 not seeking work (partners may be working)
 - 3 full-time students
 - 2 long term sickness / disability
 - 2 unknown

Household incomes and priority on the Housing Waiting List

The Housing Waiting List gives additional priority to households with an annual income of £35,000 or less. Research in 2014 to check the affordability of accommodation for households on the List at the request of the Council's housing service.

Net incomes were obtained from the Government's budget 2014 calculators *for different household types* (i.e. taking account of income tax, National Insurance and Families' Tax Credits). Rents data was as set out in section 5.

The key findings are summarised below and show that for households earning £35,000 and wanting accommodation in this District

- Private rented 3 and 4-bed accommodation is unaffordable.
- Private rented 2-bed accommodation in Stratford town is borderline affordable for single parents.
- Private rented 2-bed accommodation in Stratford town is unaffordable for single people (there are very few rooms or 1-beds available).
- Housing association 4-bed Affordable Rent properties are unaffordable.
- Housing association 3-bed Affordable Rent properties in Stratford town are unaffordable to single parents.

Further information about the gross household incomes required in this District to afford private rents and affordable rents is set out in section 5.

11. Homelessness

Sources: P1E information, Council's records; Stratford-upon-Avon and District CAB Annual Review 2013/14 and other records, District Housing Forum including Single People experiencing Housing Difficulties Monitoring 2010.

The information in this section has been put together mainly from publicly available information.

What is homelessness?

Homelessness occurs if a household has no accommodation that it can lawfully occupy or if it has accommodation but it would be unreasonable for the household to continue to occupy it.

Homelessness can happen to anyone. While rough sleeping is the most public face of homelessness, people can lose their accommodation for many reasons, including

- Change of economic circumstances (e.g. loss of job or reduced hours);
- Relationship breakdown;
- Domestic violence;
- Ending of tenancy;
- Discharge from hospital or the armed forces;
- Being asked to leave by family or friends;
- Eviction by landlord;
- Mortgage repossession.

Economic hardship inevitably affects a household's ability to maintain its accommodation. There are other associated impacts – for example, the stress of money worries can contribute to the breakdown of relationships which then in turn result in households becoming homeless.

Role of the Council and homelessness decisions

The Council has a legal duty to provide advice and assistance to all households who are homeless or threatened with homelessness within the next 28 days.

Different legislation governs how people who are homeless are dealt with, and how people on the Housing Waiting List get housing association properties. Homeless people will be put on the List if they are not, like the majority of people who become homeless in this District, already on it.

In determining what duty is owed to a homeless person, the Council is required in each case to investigate and make a 'decision' as to whether a person:

➤ **Is eligible**

This refers to where a person usually lives and to their immigration status.

➤ **Is homeless**

This is whether the person has any 'suitable' accommodation, and is homeless now or threatened with homelessness in the *next 28* days.

➤ **Is homeless intentionally**

That is whether a person has *deliberately* done or failed to do something that causes them to lose their accommodation, and it was reasonable for them to continue to occupy the accommodation. An act or omission in good faith by someone who was unaware of any relevant fact *cannot* be treated as deliberate.

➤ **Is in priority need**

That is whether the person is

- A pregnant woman.
- Part of a household with dependent children.
- Vulnerable as a result of old age, ill health or disability, having been looked after, fostered or accommodated, having been in the services, having been in custody, leaving accommodation because of violence or threat of violence.
- Homeless in an emergency because of fire, flood or other disaster.
- A 16 or 17 year old not entitled to housing from social services.
- A former care leaver aged 18 – 21 years.

People who do *not* fall into one of the above categories will not be in priority need.

➤ **Has a local connection**

That is whether the person lives or works locally, has family locally or whether the person needs to be near special medical or support services.

Who is entitled to longer term housing?

Only someone who is eligible, homeless or threatened with homelessness, not homeless intentionally and in priority need is owed the *full homeless duty*. People owed this duty are commonly referred to as *homelessness acceptances* or *statutory homeless*. People owed the full homeless duty are entitled to longer term settled accommodation arranged by the Council i.e. a housing association tenancy or a private rented tenancy.

People without a 'local connection' are generally referred to the areas where they have a local connection.

Most single people and couples under pensionable age without children will not have a priority need. They are entitled to advice and assistance under homelessness legislation but not to longer term housing.

People can request reviews of homelessness decisions. A person unhappy with a decision following a review can appeal to the county court.

Preventing homelessness

It is essential that all people in housing difficulties and those at risk of losing their homes get good quality advice at an early stage about their housing options. Effective homelessness prevention depends on good partnership working and on organisations sharing information about their local housing market and economy and maintaining their knowledge of each other's services. The multi-agency District Housing Forum co-ordinates much of this cross agency work.

Focussing resources on preventing homelessness benefits both homeless households and the District Council because:

- Households can remain in their current properties, which enables improved stability by maintaining existing support and social networks.
- Households can continue to contribute to their local community.
- Households do not face disruption to any paid or voluntary work they do.
- Households do not have to deal with the disruption and cost of removals and storage of possessions;
- There is no disruption to children's education due to having to change schools because of losing their home.
- Households will not have to move into unsuitable temporary accommodation or Bed and Breakfast.
- Preventing homelessness is cost-effective for local authorities and this has been borne out locally. The Council has been able to reduce the number of households in temporary accommodation.

The Council is exploring the Government's "gold standard" for homelessness services.

Some additional information is set out below.

CAB statistics April 2013 to March 2014

1. CAB assisted 5,700 clients and dealt with over 16,000 issues – an average of almost three issues per person.
2. Benefits and tax credits, debts, housing and employment are the most common issues. CAB also assisted significant numbers of people who had relationship and family issues, and legal issues. CAB categorise these issues separately (and break them down further).
3. Between 2012/13 and 2013/14:
 - 12.5% increase in the number of problems.
 - 10% increase in the number of clients assisted by CAB.
 - 55% rise in the number of people finding it difficult to pay fuel bills and who couldn't adequately heat their homes.
 - 21% increase in rent arrears.
 - 12% increase in council tax arrears.
 - 12.5% increase in problems at work i.e. pay, entitlements and terms and conditions.
 - 19% increase in people with relationship problems that in turn often leads to other issues such as debt and housing.
4. The biggest welfare benefits problems were Employment and Support Allowance and Housing Benefit. The housing benefit problems were largely caused by the under occupancy rules, a lack of smaller properties and people's inability to move because of rent arrears.
5. The top three housing issues were:
 - Threatened homelessness.
Most households were renting privately followed by people in affordable housing.
 - Private sector rented property.
 - Housing Association property.

Court desk / dedicated housing and money advice worker

The court desk is run by CAB and stops properties being repossessed. The desk assists tenants in housing association and private rented accommodation, and householders with a mortgage or secured loans.

CAB negotiates more affordable repayment plans with landlords and lenders and represents people in court. If required, people can also access training to improve their management skills. Ninety-three households had their evictions stopped in 2013/14. CAB also secured £240,000 worth of backdated and annualised benefit payments for these households. Other households were helped before their cases got to court.

Reach Out and Help (ROAH)

The CAB's large "Reach Out and Help Programme" seeks to alleviate poverty and hardship via door knocking, one to one drop in sessions around the District, leafleting and talks to groups and financial capability training sessions in schools, children's centres etc. The programme started in Stratford town, but has now been extended to Alcester, Studley and Henley.

Frontline Workers toolkit

CAB has updated (February 2015) its popular 300+ page Frontline Workers Toolkit. They are providing training for all the local organisations that use it. The toolkit covers a wide range of topics:

- Money management
- Utilities and energy saving
- Consumer
- Benefits
- Housing
- Employment
- Health and wellbeing
- Family children and young people
- Older people
- Disability
- Carers
- Domestic abuse/ violence
- Rape and sexual abuse
- Community.

The toolkit sets out basic information for each topic and lists contact details for local and national organisations from which people can obtain further help and information. The toolkit is available as a paper copy and online – the latter is easy to update.

Other poverty, social and financial inclusion work

It is essential that this work assists includes households in work because many are struggling financially.

A number of different agencies including the Council's Housing Advice Team and the Benefits Team, housing and support providers do this work. Housing associations offer apprenticeships and intensive skills and training to help tenants get better paid jobs and find work. They also offer extensive financial management advice and training. Stratford & District CAB provides a debt advice, a money management service and financial capability training for groups. Local charities fund hardship grants.

Statistically, people at risk of homelessness and affordable housing tenants are more likely than other people to experience one or more aspects of social and financial exclusion.

More detailed information about social and financial inclusion work can be found in the Social Inclusion Statement.

Food banks

Both people in work and out of work are using foodbanks. Five foodbanks have opened in the District since early 2012:

1. Arden: Alcester, Bidford and Studley;
2. Fosse: Bishops Itchington, Southam, Kineton, Wellesbourne, Ettington and a rural delivery service to all villages in the area;
3. Henley;
4. Shipston;
5. Stratford town.

There are also three foodbanks just outside the District i.e. in Evesham, Kenilworth, and Leamington and Warwick

People using the foodbanks are signposted to other agencies for other assistance. CAB, Bromford Support the Council's Housing Service and other organisations are able to make referrals to the foodbanks. Much of the information about foodbanks is co-ordinated via Stratford District Housing Forum.

Homeless Prevention Fund

This District Council fund enables the Council to prevent homelessness in situations where a cash payment would resolve the issue. The payment is usually provided as a loan that allows the funding to be recycled.

Priority families programme

The Priority Families Programme has been running since 2009. It helps families with multiple problems such as worklessness, truancy /exclusions, crime/anti-social behaviour, education, housing children in need. It is overseen by a multi-agency partnership led by Warwickshire County Council who oversee the programme, and which brings together several separate funding streams.

Levels of homelessness and preventions

Number of households making homeless applications, accepted as homeless, and whose homelessness was prevented

	Homeless applications by number of households		Homeless preventions¹ by type and number of households		
	Homeless applications	Accepted as homeless ²	New Rent Express tenancies ³	Other	Total
2009/10	152	60	109	164	273
2010/11	160	73	59	184	243
2011/12	239	87	37	177	214
2012/13	165	68	36	274	310
2013/14	197	86	29	280	309
2014/15 9 months	130	62	14	109	123

¹ Numbers relate to preventions within Government definition.

² Figures taken from P1E returns to Government.

³ The Rent Express scheme assists people to rent privately by providing a cash payment for rent in advance, a deposit guarantee and a rent guarantee which will cover up to one month's arrears at the end of the tenancy.

Homeless applications and acceptances fluctuate over the years. It should be noted that only a small proportion of people who are homeless actually approach the Council and make an application.

It is unclear why total homelessness preventions have fallen sharply in 2014/15. However, the continuing decrease over the past few years in the number of households assisted to obtain private rented tenancies via the

Rent Express scheme is due to soaring private rents which are unaffordable for many people in work or out of work and far outstrip the maximum amount of housing benefit payable.

For single people the extension of the housing benefit single room rate to anyone under 35 years has made it very difficult for them to find accommodation in this District.

Why households lose their accommodation and become homeless

*Main reasons for loss of settled accommodation
homeless acceptances only – percentage of claims each year*

2009/10	2010/11	2011/12	2012/2013	2013/2014	2014/2015 9 months
End of private tenancy (27%)	Parental eviction (29%)	End of private tenancy (29%)	End of private tenancy (37%)	End of private tenancy (26%)	End of private tenancy (30%)
Violent relationship breakdown (25%)	Violent relationship breakdown (22%)	Parental eviction (26%)	Violent relationship breakdown (22%)	Violent relationship breakdown (20%)	Violent relationship breakdown (27%)
Parental eviction (18%)	End of private tenancy (19%)	Violent relationship breakdown (22%)	Non-violent relationship breakdown (10%)	Parental eviction (16%)	Parental eviction (15%)
Relatives / friends' eviction (8%)	Mortgage arrears (8%)	Relatives / friends' eviction (5%)	Parental eviction (9%)	Relatives / friends' eviction (10%)	Relatives / friends' eviction (14%)
Other reasons (22%)	Other reasons (22%)	Other reasons (17%)	Other reasons (22%)	Other reasons (28%)	Other reasons (14%)

Notes

1. *End of private tenancy* includes the termination of assured shorthold tenancies, the end of private tenancies for other reasons and private sector rent arrears.
2. The table above refers to people to whom the Authority owes the full homeless duty i.e. these are only some of the many people who are homeless each year.

For the past four years, the end of private tenancies is the main reason for people losing their accommodation and becoming homeless (approximately a third of all homeless acceptances). Violent relationship breakdown was the next most important reason over the past three years. Parental evictions and evictions by relatives and friends are also some of the main causes for the loss of accommodation.

See overleaf for a detailed breakdown of reasons for homeless acceptances.

*Detailed reasons for loss of settled accommodation by
number of households accepted as homeless*

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15 9 months
Parental eviction	11	21	23	6	14	10
Relatives / friends' eviction	5	3	6	0	9	9
Non-violent relationship breakdown	3	3	4	7	5	2
Violent relationship breakdown	15	16	19	15	17	18
Violent relationship breakdown involving associated persons	2	0	0	0	3	3
Racially motivated violence	0	0	0	0	0	0
Other violence	1	1	0	0	0	0
Racially motivated harassment	0	0	0	0	0	0
Other harassment	1	1	3	3	3	2
Mortgage arrears	3	6	0	4	0	1
Local authority / other public sector rent arrears	0	2	0	0	0	0
Housing association rent arrears	0	0	1	0	1	0
Private sector rent arrears	1	2	1	7	0	0
End of private tenancy termination of assured shorthold tenancy	12	4	22	14	12	13
End of private tenancy for reason other than termination of assured shorthold tenancy	3	8	2	4	10	7
Required to leave Home Office asylum accom.	0	0	0	0	0	0
Left prison / on remand	0	0	0	0	0	0
Left hospital	2	1	0	1	1	0
Left other institution or care	0	1	0	1	2	0
Left HM forces	0	0	0	1	2	1
Other reason e.g. homeless in emergency, sleeping rough, in hostel, returned from abroad	1	4	6	5	7	0
Total	60	73	87	68	86	66

Temporary accommodation for homeless households

The Council has a statutory responsibility to provide temporary accommodation for *some* homeless people. Prior to the adoption of more preventative ways of working this cost up to £480,000 per annum. Adopting a more preventative approach and re-procuring the management of temporary accommodation has reduced levels of need and the cost. However, with a recent rise in the number of homeless approaches the Council encounters, usage and the cost of bed and breakfast has shown some fluctuations.

Temporary accommodation and bed & breakfast costs 2010/11 – 2014/15

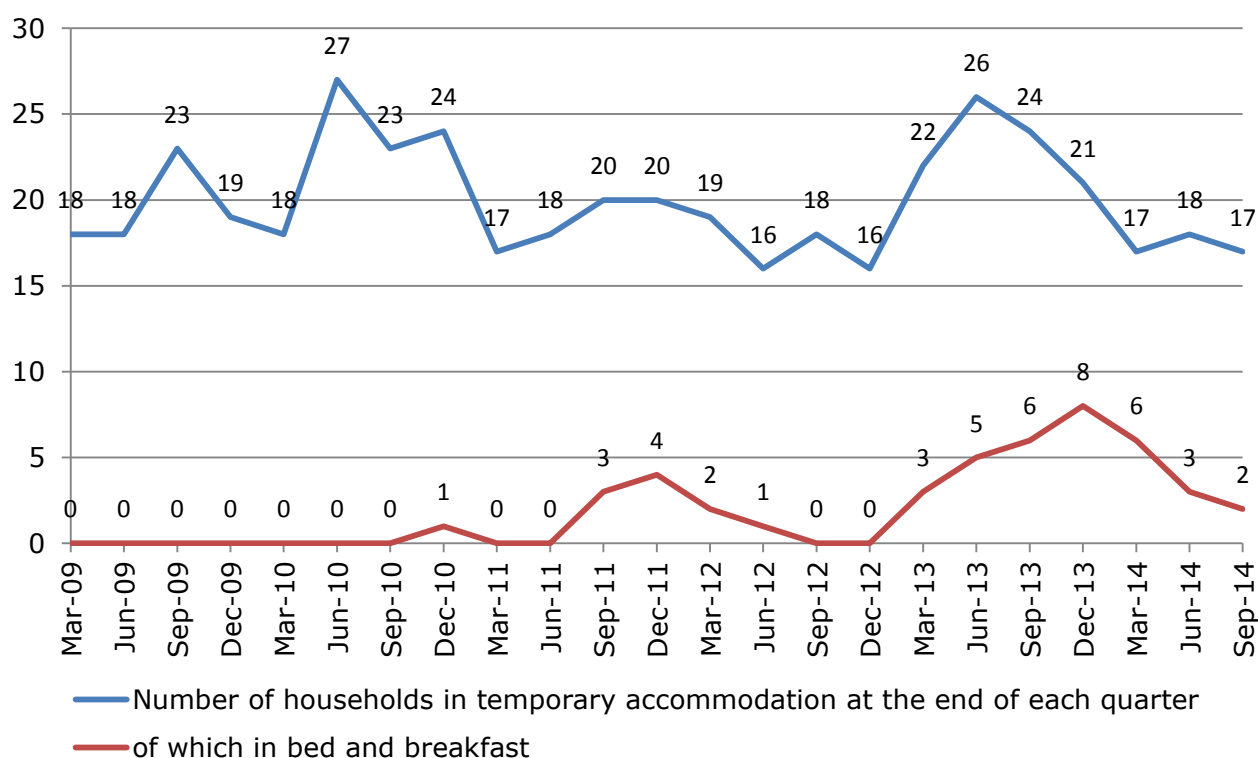
Year	Bed and breakfast	Temporary accommodation
2014/15	£57,641	£15,000*
2013/14	£88,539	£7,919
2012/13	£16,171	£128,272
2011/12	£37,426	£112,901
2010/11	£2,918	£118,924

* Estimated figure

Currently, the Council uses 22 housing association properties and some bed and breakfast as temporary accommodation for homeless households.

Use of temporary accommodation

Only some households qualify for temporary accommodation



Estimate of people sleeping rough

The Council and agencies estimated that nine people were sleeping rough on 6 November 2014; this information was submitted to Government.

The Council is committed to the Government's No Second Night Out programme. However, there is no emergency access accommodation (i.e. other than that provided by the Council under homelessness legislation) in this District. Both Coventry Cyrenians and Stonham provide some supported accommodation for single people but it is not emergency access. Both Coventry Cyrenians and Midland Heart are also involved in outreach work on the streets. In addition, Bromford Support's outreach Link Project provides support to both people who sleep rough and other vulnerable people.

Single People Experiencing Housing Difficulties

To find out about the housing and support needs of single people who experience housing difficulties, the District Housing Forum undertook a survey. Thirteen organisations completed questionnaires for all housing enquiries from single people in March 2014. To identify trends, the results of the 2014 survey were compared to the results of previous surveys.

Go to <https://www.stratford.gov.uk/housing/community-474.cfm> for the full report. The results of the survey are summarised below.

Key findings

A total of 104 different single people in Stratford-on-Avon District experienced housing difficulties in March 2014.

Similar exercises in October 2010 and February 2009 identified 127 and 62 single people respectively.

Of the 104 single people in March 2014:

Ethnicity

Most people were White British (93%).

Gender

Approximately 70% were men. See the table below.

Age

Single people in housing difficulties in 2014 were noticeably older than in 2010. Young people aged 16 to 25 years accounted for almost a quarter of all single people in 2014 but 43% of single people in 2010.

Key findings continued

Gender and age of single people in 2014

Age	Men	Women	Transgender	Total number of people	Percentage of all people
16 – 17 years	2	3	0	5	5%
18 – 25 years	15	4	1	20	19%
26 – 34 years	16	9	0	25	24%
35 – 59 years	35	12	0	47	45%
60 – 65 years	6	1	0	7	7%
Total no. people	74	29	1	104	-
% of all people	71%	28%	1%	-	100%

Housing situation

Most people were renting privately or lodging (25 people), or renting from a housing association (23 people). This was followed by supported accommodation (15 people) and staying with family other than parents or friends (14 people). The latter was the most common situation in 2010 – mainly young people.

Main reason for housing difficulties

Being unable to afford accommodation because it is too expensive and or not managing financially is the main reason for single people experiencing housing difficulties. People in all tenures are affected but there is a strong link to private rented. In all, 24 people had or were about to be repossessed or evicted; the majority had rent or mortgage arrears. Another 16 people had rent or mortgage arrears but were not at the repossession or eviction stage.

In 2010, non-violent relationship breakdown was the main cause of housing difficulties. More people are in acute housing difficulties in 2014 than in 2010.

Homelessness

Half of all people thought they were homeless. However, two thirds of young people aged 16 to 25 years old thought they were homeless.

Rough sleeping and sofa surfing

Twelve different people, including two 17 year olds, slept rough at different times.

Another ten people, including one 17 year old, were sofa surfing because they had no settled accommodation; none were sleeping rough.

Key findings continued

Most common unmet support needs

In all 82 people had support needs. Most common *unmet* needs were

- Housing support - often help to find accommodation – 28 people;
- Help with budgeting and benefits – 19 people;
- Mental ill health – 18 people (15 thought they were homeless);
- Training & employment – 15 people.

The number of people not receiving support for mental ill health is a significant new problem – albeit that it mirrors the situation ten years ago.

Young people's main unmet support needs were budgeting and benefits, housing support, training and employment and to a lesser extent misuse of drugs. Six young people were NEETS (not in education, employment or training) with no support. Three of the six were homeless.

Far more people were in serious or acute housing difficulties in 2014 than in 2010.

- This is despite a decrease between 2010 and 2014 in the number of people sleeping rough (from 15 to 12).
- The age range of people sleeping rough in 2014 (17 to 65 years) was broader than in 2010 (21 to 62 years).
- In 2010, non-violent relationship breakdown was the main cause of housing difficulties. Being unable to afford accommodation and not managing financially were the main causes of people's housing difficulties in 2014. People were facing eviction or repossession whilst others not yet at this stage had rent or mortgage arrears. Expensive accommodation, redundancy and non-housing debt were common themes. All tenures were affected but there was a strong link to private rented.
- In 2010 nearly all the people asked to leave were young people. People of all ages were asked to leave by family or friends in 2014; clearly many people had moved in as stopgap measure.

12. Housing related support and specialised housing

Housing related support – formerly the Supporting People programme

Some people require housing related support to enable them to live independently in the community. On a *countywide* basis, housing related support has been provided for the following people:

- People who need general housing support
- Homeless people
- Young people at risk and young people leaving care
- Teenage parents
- Older people needing support
- Ex-offenders
- People fleeing domestic abuse
- People with a physical and sensory disability
- People with mental ill health
- People who have substance misuse issues
- People with learning disabilities
- People with HIV/ Aids
- Gypsies and Travellers
- Refugees.

Until recently, the majority of this support was funded via the Warwickshire Supporting People programme. This programme no longer exists but there is still some funding for support.

Current support funding in Warwickshire is to be almost halved by 2017/18 (from £8.6m to £4.6m). A consultation to help decide who and what services to fund and who will no longer qualify for support and which services to cut closed in November 2014.

It is proposed that only people who are eligible for care funding or are "on the edge of care" (not defined) will get funding for support in the future. Most people who currently receive housing related support will no longer get it. This means that they will either be unable to access suitable accommodation or if they have accommodation that they are more likely to lose it and become homeless. The results of the consultation will not be known until July 2015.

Information about vulnerable people and homelessness will continue to feed into the Joint Strategic Need Assessment and the work of the Health and Wellbeing Board.

If existing provision and what is in the pipeline is taken into account, young people aged 16-25 years and single homeless people of all ages are

the two groups of vulnerable people in this District with the most urgent unmet support (and accommodation) needs.

Specialised housing

Specialised housing is housing for all age groups that is purpose designed and designated for a specific client group.

1) Stratford domestic violence refuge

The Stratford refuge lost Supporting People funding 2 years ago. In order to keep it open, the District Council directly funded it at a cost of £25,000 a year. The refuge is successfully fundraising to stay open in 2015 /16. The Government announced in March 2015 that the refuge is to receive £9,600 for 2014/15 and a provisional £31,900 in 2015/16.

2) Extra care housing and specialist dementia care

'Extra care' homes are fully self-contained specially designed homes with support and 24-hour care available to enable people to care for themselves and live independently. Each household has its own front door.

Extra care housing is a good solution for people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long term care (residential or nursing homes).

Warwickshire County Council's *Extra Care Housing Position Statement April 2014* states that there are approximately 6,600 people in Stratford-on-Avon District aged 75+ years who live alone and who have a life limiting long-term illness. The number of such people is predicted to rise to 8,700 by 2020. These people are likely to need extra care housing.

The estimated demand for extra care homes in Stratford District by 2020 is 1,700 to 1,800 units.

Information about dementia and accommodation for older people is promoted and shared via SCANs (Senior Citizens Action Networks), and local dementia cafes.

3) Other housing with care and support

Most housing is required for older people but some homes are also required for younger people with physical disabilities, sensory impairment learning disabilities and mental health difficulties. There is an identified need for emergency access / supported accommodation for single homeless people who sleep rough and young people.

13. Hyperlinks to other strategies, research and information

☒ = unpublished material

📖 = available on request from named agency

District strategies and research

Unless otherwise stated all the documents cover Stratford on Avon District Council area. There are links to District level data that is published by central government.

- Sustainable Community Strategy – A 2026 Vision for Stratford District
<http://www.stratford.gov.uk/council/community-1251.cfm>
- Stratford-on-Avon District Council Corporate Strategy 2015 -2019
<http://democracy.stratford.gov.uk/mgConvert2PDF.aspx?ID=31091>
- South Warwickshire Community Safety Partnership Plan 2014 to 2017
<http://sdcwelive/community/community-safety.cfm>
- Social Inclusion Statement
<https://www.stratford.gov.uk/community/social-groups.cfm>
- Local Development Plan that includes the Core Strategy 2011-2031 and associated documents and evidence.
<https://www.stratford.gov.uk/planning/planning-policy.cfm>
 - Coventry & Warwickshire Joint Strategic Housing Market Assessment 2013
<https://www.stratford.gov.uk/files/seealsodocs/148904/Coventry%20%26%20Warwickshire%20Joint%20SHMA%20-%20Nov%202013.pdf>
 - Stratford-on-Avon District Gypsy & Traveller Accommodation Assessment - 2014 Update
<https://www.stratford.gov.uk/files/seealsodocs/169647/Stratford-on-Avon%20Gypsy%20%26%20Traveller%20Accommodation%20Assessment%20Update%20-%20Aug%202014.pdf>
 - Neighbourhood plans
<https://www.stratford.gov.uk/planning/neighbourhood-plans.cfm>
- Parish plans
<https://www.stratford.gov.uk/planning/parish-plans.cfm>
- Parish housing needs surveys
<https://www.stratford.gov.uk/housing/community-924.cfm>

- Rural Housing Enabling Event including consultation re the local connection criteria in legal agreements for new homes
<https://www.stratford.gov.uk/housing/rural-housing-enabling-event-2013.cfm>
- Local Authority Housing Statistics (DCLG annual returns)
<https://www.gov.uk/government/statistical-data-sets/local-authority-housing-statistics-data-returns-for-2013-to-2014>
- Survey of Advertised Private Rents in Stratford-on-Avon District 2013
<https://www.stratford.gov.uk/housing/private-sector-rents.cfm>
- Private Sector House Condition Survey November 2009
<https://www.stratford.gov.uk/housing/private-sector-house-condition-survey.cfm>
- 2012 sub-regional fuel poverty data: low income high costs indicator, DECC.
<https://www.gov.uk/government/statistics/2012-sub-regional-fuel-poverty-data-low-income-high-costs-indicator>
- South Warwickshire Affordable Warmth Strategy
<https://www.stratford.gov.uk/council/affordable-warmth.cfm>
- Tenancy Strategy
[http://sdcmogov:9070/Published/C00000596/M00004112/AI00019592/\\$TenancyStrategyPanel27Nov2012andTheCabinet3Dec2012.docA.ps.pdf](http://sdcmogov:9070/Published/C00000596/M00004112/AI00019592/$TenancyStrategyPanel27Nov2012andTheCabinet3Dec2012.docA.ps.pdf)
- Single People Experiencing Housing Difficulties Monitoring 2014
📖 (Stratford-on-Avon District Council)
- Housing Waiting List and homelessness records
📖 (Stratford-on-Avon District Council)
- Local authority live tables on homelessness (DCLG)
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#detailed-local-authority-level-responses>
- Rough sleeping in England 2014 autumn 2014 (official count/estimate that is reported to DCLG annually)
<https://www.gov.uk/government/statistical-data-sets/live-tables-on-homelessness#detailed-local-authority-level-responses>

Other local strategies and research

- Coventry and Warwickshire Local Enterprise Partnership (CWLEP) including the Strategic Economic Plan
<http://www.cwlep.com/>
http://www.cwlep.com/userFiles/cwlep_sep_final_31032014_copy3.pdf
- Warwickshire Joint Strategic Needs Assessment
<http://jsna.warwickshire.gov.uk>
- Warwickshire Observatory.
<http://www.warwickshireobservatory.org/>

- People, Places & Prosperity - a Sustainable Community Strategy for Warwickshire 2009-2026
<http://apps.warwickshire.gov.uk/api/documents/WCCC-680-48>
- County Review of Home Improvement Agencies (ongoing) ☒
- Extra Care Housing Position Statement April 2014.
📖 (Warwickshire County Council)

Other information

The legislation and guidance covering different aspects of the work of strategic local housing authorities and their partners is vast. Therefore, only some key legislation, guidance, research and reports are listed below; the emphasis is largely on recent documents.

- Coventry and Warwickshire Living well with dementia portal
<http://www.livingwellwithdementia.org/>
- Equality Act 2010
<http://www.legislation.gov.uk/ukpga/2010/15/contents>
- English Housing Survey 2013 to 2014
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Appendix 1

Number of housing association households affected by the spare room subsidy by location and size of homes *required* as at 31 October 2014

Of the 675 households affected by the spare room subsidy and deemed to be under occupying properties, there are

- 604 households with one spare bedroom
- 68 households with two spare bedrooms
- 3 households with three spare bedrooms

**Number of housing association households affected by the spare room subsidy in October 2014
by location and size of homes required**

Notes

- 1) Assumes households want to stay in the town or village where they are living (affects households in 67 towns and villages)
- 2) General needs properties exclude sheltered accommodation & bungalows reserved for older people and some disabled households
- 3) There are 605 general needs one bed properties across the District but these include some flats reserved solely for older people.

	1 bed required	2 bed required	3 bed required	Total no. of households	Comments re existing housing association general needs properties in settlement (as at April 2013)
<i>District</i> <i>(67 settlements)</i>	423	218	34	675	
Alcester	38	14	1	53	56 general needs one beds in Alcester
Alderminster		2		2	8 x 2 beds in village

	1 bed required	2 bed required	3 bed required	Total no. of households	Comments re existing housing association general needs properties in settlement (as at April 2013)
Bearley	6	1		7	No one beds in village
Bidford On Avon	11	5	2	18	25 one beds
Binton	1			1	No one beds in village
Bishops Itchington	6	3	2	11	6 one beds
Blackwell		1		1	
Brailes	4	2		6	No one beds in village
Broom	1			1	No one (or two beds) in village
Cherington	5			5	No one beds in village
Clifford Chambers	2			2	4 bedsits
Dorsington		2		2	Only stock in the village is 2 x 3 beds
Earlswood	1			1	
Ettington	1	1		2	No one beds in village
Farnborough	2			2	Only stock in the village is 3 bed houses (+ bungalows)
Fenny Compton	3	1		4	No one beds in village
Gaydon	3		1	4	No one beds in village
Great Alne	2	3		5	No one beds in village
Great Wolford	1	1		2	No one beds in village
Halford		1		1	3x 2 beds
Hampton Lucy		1		1	No one beds, 1x 2 bed
Harbury	8	2	1	11	4 one beds
Haselor		1		1	Only stock in village is 2 x 3 bed houses

	1 bed required	2 bed required	3 bed required	Total no. of households	Comments re existing housing association general needs properties in settlement (as at April 2013)
Henley in Arden	21	5		26	9 one beds
Ilmington	3			3	No one beds in village
Kineton	16	4		20	10 x 1 beds
Knightcote		1		1	3 x 2 beds
Ladbroke	1			1	
Lighthorne		1		1	Only stock in village is 3 beds (+ bungalows)
Lighthorne Heath	6	4		10	No one beds, 3 x 4 beds
Little Compton	1	0		1	
Long Compton	2	3		5	No one beds in village
Long Itchington	9	4		13	No one beds in village
Lower Quinton	13	6	2	21	No one beds in village. One bedsit.
Mappleborough Green	1			1	No one beds in village
Marlcliffe		1		1	Only stock in village is 5 x 3 beds
Meon Vale	2		1	3	
Moreton Morrell	1	3		4	2 x 1 bed
Napton	2	1		3	2 x 1 bed, 3 x 2 bed
Newbold On Stour	4	1		5	No one beds in village
Northend	2	2		4	No one beds in village. 3 x 2 beds
Norton Lindsey	1			1	No one beds in village
Pillerton Priors	1	1		2	No one beds 1x 2 bed
Priors Marston		2		2	Only stock in village is 3 beds (+ bungalows)

	1 bed required	2 bed required	3 bed required	Total no. of households	Comments re existing housing association general needs properties in settlement (as at April 2013)
Radway	3			3	No one beds in village
Ratley		1		1	No one beds in village
Salford Priors	5	4	1	10	10 one beds,
Sambourne		2		2	Only stock in village is 4 x 3 houses
Shipston On Stour	26	17	7	50	5 one beds
Snitterfield	2	5		7	No one beds in village
Southam	30	6	1	37	31 one beds
Stockton	4			4	No one beds in village
Stratford-upon-Avon	104	61	14	179	369 one beds - many in blocks reserved for older people
Stretton On Fosse	1	2		3	3 x 2 beds
Studley	31	14		45	48 one beds
Tanworth In Arden	2	1		3	No one beds, 1x 2 bed
Tiddington	3	4		7	No one beds
Tredington	1	4		5	Only stock in village is 2 x 3 beds
Tysoe	2	3		5	No one beds in village
Ullenhall	1			1	No one beds in village
Welford-on-Avon	3	2		5	No one beds in village. 2 x 2 beds in village
Wellesbourne	17	11	1	29	14 one beds
Weston On Avon	1			1	Only stock in village is 1 x 3 bed and 1 x 4 bed
Whatcote	1	1		2	No one beds in village
Whichford	1			1	No one beds in village

	1 bed required	2 bed required	3 bed required	Total no. of households	Comments re existing housing association general needs properties in settlement (as at April 2013)
Willington	1			1	No one beds in village
Wilmcote	3			3	6 one beds