

ANALYSIS OF HOUSING OPTIONS AND HOUSING SUPPORT ACTIVITY IN MORAY DURING 2015/16

HOUSING OPTIONS 2015/16

Table 1: Approaches by gender of main applicant

Gender	2014/15		2015/16		% +/-
	No.	%	No.	%	
Male	547	44.36	517	47.34	+2.98
Female	686	55.64	575	52.66	-2.98
Total	1233	100%	1092	100%	

Table 2: Approaches by age of main applicant

Age group	2014/15		2015/16		% +/-
	No.	%	No.	%	
0-15	3	0.24	1	0.09	-0.15
16-17	75	6.08	71	6.50	+0.42
18-24	324	26.28	297	27.20	+0.92
25-29	208	16.87	170	15.57	-1.30
30-39	260	21.09	246	22.53	+1.44
40-49	190	15.41	162	14.84	-0.57
50-59	102	8.27	92	8.42	+0.15
60-64	38	3.08	21	1.92	-1.16
65-69	11	0.89	12	1.10	+0.21
70-74	9	0.73	9	0.82	+0.09
75+	13	1.05	11	1.01	+0.04
Total	1233	100%	1092	100%	

Table 3: Approaches by household type

Household Type	2014/15		2015/16		% +/-
	No.	%	No.	%	
Single person	799	64.80	700	64.10	-0.70
Single parent	239	19.38	213	19.51	+0.13
Couple	79	6.41	82	7.51	+1.10
Couple with children	85	6.89	65	5.95	-0.94
Other	10	0.81	13	1.19	+1.38
Other with children	17	1.38	19	1.74	+0.36
Data value missing	4	0.32	0	0	-0.32
Total	1233	100%	1092	100%	

Table 4: Approaches by property type

Property type	2014/15		2015/16		% +/-
	No.	%	No.	%	
LA tenancy	63	5.11	33	3.02	+2.09
RSL tenancy	56	4.54	48	4.40	-0.14
Private rent	221	17.92	181	16.58	-1.34
Tied/employment	19	1.54	14	1.28	-0.26
Owner	39	3.16	23	2.11	-1.05
Parental/family/relatives	333	27.01	297	27.20	+0.19
Friends/partner	209	16.95	225	20.60	+3.65
Armed services	14	1.14	8	0.73	-0.41
Prison	5	0.41	6	0.55	+0.14
Hospital	2	0.16	1	0.09	-0.07
Children's residential (looked after by LA)	2	0.16	0	0	-0.16
Supported	8	0.65	9	0.82	+0.17
Hostel (unsupported)	0	0	3	0.27	+0.27
Bed & Breakfast	1	0.08	0	0	-0.08
Caravan/mobile home	21	1.70	10	0.92	-0.78
Long-term sofa-surfing	16	1.30	10	0.92	-0.38
Not know/refused	3	0.24	2	0.18	-0.06
Shared ownership/equity	69	5.60	57	5.22	-0.38
Lodger	26	2.11	38	3.48	+1.37
Shared-Private let	66	5.35	54	4.95	-0.40
Shared-LA	43	3.49	56	5.13	+1.64
Shared-RSL	17	1.38	17	1.56	+0.18
Total	1233	100%	1092	100%	

Table 5: Reason for approach

Reason	2014/15		2015/16		% +/-
	No.	%	No.	%	
Termination of tenancy/mortgage arrears/default on payments	21	1.70	18	1.65	-0.05
Other action by landlord resulting in termination of tenancy	8	0.65	7	0.64	-0.01
Applicant terminated secure accommodation	103	8.35	74	6.78	-1.57
Loss of service/tied accommodation	15	1.22	11	1.01	-0.21
Discharge from prison/hospital/care/other institution	11	0.89	7	0.64	-0.25
Emergency (fire, flood, storm, closing order from Env Health etc)	7	0.57	1	0.09	-0.48
Forced division and sale of matrimonial home	7	0.57	8	0.73	+0.16
Other reason for loss of accommodation	6	0.49	1	0.09	-0.40
Dispute within household: violent or abusive	131	10.62	139	12.73	+2.11
Dispute within household/relationship breakdown: non-violent	280	22.71	270	24.73	+2.02
Fleeing non-domestic violence	1	0.08	3	0.27	+0.19
Harassment	5	0.41	5	0.46	+0.05
Overcrowding	20	1.62	9	0.82	-0.80

Asked to leave	151	12.25	144	13.19	+0.94
Other reason for leaving accommodation/household	10	0.81	15	1.37	+0.56
General housing options advice	3	0.24	6	0.55	+0.31
Benefits issues (excluding Welfare reform)	2	0.14	1	0.09	-0.05
Welfare Reform – Under-occupancy penalty			1	0.09	
Property condition-disrepair	15	1.22	6	0.55	-1.13
Property condition-lacking amenities	1	0.08	2	0.18	+0.47
Property condition-fire/flood	1	0.08	0	0.00	+0.10
Accommodation unsuitable-overcrowded	32	2.60	30	2.75	-2.60
Accommodation unsuitable-mobility/adaptation issues	9	0.73	8	0.73	+2.02
Accommodation unsuitable-location	7	0.57	8	0.73	+0.16
Experiencing anti-social behaviour/neighbour problems	16	1.30	8	0.73	-0.57
Household member needing care	2	0.16	2	0.18	+0.02
Personal issues-affordability/financial difficulties	34	2.76	32	2.93	+0.17
Risk of losing accommodation-eviction/repossession	172	13.95	136	12.45	-1.50
Risk of losing accommodation-tied/service tenancy	18	1.46	8	0.73	-0.73
Risk of losing accommodation-asked to leave-parents	89	7.22	83	7.60	+0.38
Risk of losing accommodation-asked to leave-other family	22	1.78	21	1.92	+0.14
Risk of losing accommodation-asked to leave-friends	16	1.30	20	1.83	+0.53
Landlord issues-harassment from private sector landlord	4	0.32	0	0	-0.32
Landlord issues-illegal eviction-private sector landlord	6	0.49	7	0.64	+0.15
Other	7	0.57	1	0.09	-0.48
Total	1233	100%	1092	100%	

Table 6a: Count of vulnerabilities in each approach

No. of vulnerabilities	2014/15		2015/16		% +/-
	No.	%	No.	%	
No vulnerabilities	619	50.20	560	51.28	+1.08
1 vulnerabilities	364	29.52	269	24.63	-4.89
2 vulnerabilities	148	12.00	139	12.73	+0.73
3 vulnerabilities	63	5.11	63	5.77	+0.66
4 vulnerabilities	25	2.03	31	2.84	+0.81
5 vulnerabilities	9	0.73	19	1.74	+1.01
6 vulnerabilities	4	0.32	4	0.37	+0.05
7 vulnerabilities	1	0.08	6	0.55	+0.47
8 Vulnerabilities	0	0	1	0.09	+0.09
Total	1233	100%	1092	100%	

Table 6b: Details of vulnerabilities (multiple responses are allowed for this question)

Type of vulnerability	2014/15		2015/16		% +/-
	No.	%	No.	%	
Financial difficulties/debt/unemployment	306	29.85	294	28.57	-1.28
Physical health reasons	130	12.68	140	13.61	+0.93
Mental health reasons	208	20.29	215	20.89	+0.60
Unmet need for support from housing/social work/health services	14	1.37	18	1.75	+0.38
Lack of support from friends/family	82	8.00	77	7.48	-0.52
Difficulties managing on own	94	9.17	100	9.72	+0.55
Drug/alcohol dependency	74	7.22	66	6.41	-0.81
Criminal/anti-social behaviour-victim	71	6.93	82	7.97	+1.04
Not to do with applicant household (e.g. landlord selling property, fire, circumstances of other persons sharing previous property, harassment by others etc.)	11	1.07	4	0.39	-0.68
Criminal/antisocial behaviour-perpetrator	35	3.41	33	3.21	-0.20
Total (note multiple responses are allowed)	1025	100%	1029	100%	

Table 7a: Details of activities (who has carried out these activities, multiple responses are allowed for this question)

Activities by	2014/15		2015/16		% +/-
	No.	%	No.	%	
Local Authority-Housing Department	2639	97.74	2688	97.00	-0.74
Local Authority-Social Work	13	0.48	28	1.01	+0.53
Local Authority-Revenues & Benefits	16	0.59	10	0.36	-0.23
Money Advice Service	7	0.26	10	0.36	+0.10
Housing Associations	1	0.04	1	0.04	0
Employability Service e.g. Job Centre Plus	1	0.04	4	0.14	+0.10
Legal Service Centre	2	0.07	1	0.04	-0.03
Citizens Advice Bureau	7	0.26	8	0.29	+0.03
Third Sector Housing Aid Centre	1	0.04	0	0	-0.04
Mediation Service	0	0	1	0.04	+0.04
Womens Aid	4	0.15	9	0.32	+0.17
Other voluntary agency	2	0.07	1	0.04	-0.03
Primary Care Health Service	3	0.11	0	0	-0.11
Specialist Health Services	0	0	1	0.04	+0.04
Other	4	0.15	9	0.32	+0.17
Total	2700	100%	2771	100%	

Table 7b: Details of activities (Type of activity, multiple responses are allowed for this question)

Activities carried out:	2014/15		2015/16		% +/-
	No.	%	No.	%	
Mediation using external or trained mediators	7	0.26	0	0	-0.26
Conciliation/outreach work including home visits for family/ Friend threatened exclusions	17	0.63	65	2.35	+1.72
Provision of independent financial advice	6	0.22	10	0.36	+0.14
Money advice	20	0.74	44	1.59	+0.85
Debt counselling/Debt advice	22	0.81	20	0.72	-0.09
Resolving problems with existing benefit claim	7	0.26	8	0.29	+0.03
Direct financial assistance-Discretionary Housing Payment	10	0.37	10	0.36	-0.01
Direct financial assistance-Scottish Welfare Fund	23	0.85	29	1.05	+0.20
Direct financial assistance-other type of payment	1	0.04	3	0.11	+0.07
Income maximisation-helping household to claim which They weren't previously claiming	34	1.26	110	3.97	+2.71
Resolving rent or service charge arrears	7	0.26	6	0.22	-0.04
Negotiation about repairs with landlord or landlords agent	0	0	5	0.18	0.18
Access to Rent Deposit Guarantee Scheme (Private Rented Sector only)	7	0.26	6	0.22	-0.04
Liaising with landlords	60	2.22	81	2.92	+0.70
Negotiation or legal advocacy to ensure that household can Remain in accommodation	8	0.30	18	0.65	+0.35
Providing other assistance that will enable the household To remain in their current accommodation	6	0.22	6	0.22	0
Mortgage arrears interventions or mortgage rescue	1	0.04	1	0.04	0
Referral Mortgage to Rent	0	0	0	0	0
Low Cost Home Ownership or Shared Ownership advice	0	0	5	0.18	+0.18
Provision of tenancy and/or social care support	21	0.78	35	1.26	+0.48
Referral to health services	6	0.22	8	0.29	+0.07
Referral to Social Work service	18	0.67	19	0.69	+0.02
Referral to Employment service	7	0.26	6	0.22	-0.04
Securing the provisions of aids & adaptations to the property	0	0	2	0.07	+0.07
Sanctuary scheme or similar measures for domestic abuse	2	0.07	0	0	-0.07
Client informed of rights under homeless legislation	950	35.1 9	846	30.5 3	-4.66
General housing advice, information and assistance	1038	38.4 4	925	33.3 8	-5.06
Tenancy rights advice	122	4.52	195	7.04	+2.52
Assistance in securing appropriate alternative accommodation	16	0.59	14	0.51	-0.08
Use of Local Allocation Policies (Management Transfer, Separating Partners etc.)	1	0.04	66	2.38	+2.34
Mutual Exchange application made	2	0.07	1	0.04	-0.03
Other (includes: no show, cancelled, not known)	281	10.4 1	227	8.19	-2.22
Total	2700	100 %	2771	100 %	

Table 8: Outcomes

Outcomes	2014/15		2015/16		% +/-
	No.	%	No.	%	
LA tenancy	34	3.35	48	4.30	+0.95
RSL (Housing Association) tenancy	13	1.28	4	0.36	-0.92
Private rented-assured tenancy	10	0.99	3	0.27	-0.72
Private rented-short assured tenancy	65	6.41	65	5.82	-0.59
Shared Property-Private Rented Sector	0	0	1	0.09	+0.09
Hostel-Local Authority	1	0.10	0	0	-0.10
Moved-in with friends/relatives	76	7.50	104	9.31	+1.81
Tenancy with voluntary organisation other than above	1	0.10	0	0	-0.10
Other (known)	11	1.08	13	1.16	+0.08
Not known	35	3.45	20	1.79	-1.66
Home Ownership-Low Cost Home Ownership	1	0.10	0	0	-0.10
Home Ownership-Bought own home via other means	3	0.30	3	0.27	-0.03
Supported accommodation or Supported Housing	0	0	1	0.09	+0.09
Sheltered Accommodation	0	0	3	0.27	+0.27
Lodger	8	0.79	16	1.43	+0.64
Lost contact with applicant	99	9.76	99	8.86	-0.90
Remained in current accommodation	206	20.32	246	22.02	+1.70
Made homeless application to Local Authority	451	44.48	491	43.96	+0.52
Total	1014	100%	1117	100%	

Table 9: Approaches by ethnicity of main applicant

Ethnicity of main applicant	2014/15		2015/16		% +/-
	No.	%	No.	%	
White Scottish	708	57.42	153	14.01	-43.41
Other British	141	11.44	20	1.83	-9.61
Irish	3	0.24	0	0	-0.24
Other white ethnic group	51	4.14	9	0.82	-3.32
African, African Scottish or African British	1	0.08	2	0.18	+0.10
Pakistanis, Pakistani Scottish or Pakistani British	2	0.16	0	0	-0.16
Bangladeshi, Bangladeshi Scottish or Bangladeshi British	1	0.08	0	0	-0.08
Chinese, Chinese Scottish or Chinese British	1	0.08	0	0	-0.08
Other Asian, Asian Scottish or Asian British	1	0.08	0	0	-0.08
Mixed or multiple ethnic group	4	0.32	0	0	-0.32
Other ethnic group	5	0.41	10	0.92	+0.51
Not known	228	18.49	891	81.59	+63.10
Refused	62	5.03	5	0.46	-4.57
Polish	25	2.03	1	0.09	-1.94
Other African	0	0	1	0.09	+0.09
Total	1233	100%	1092	100%	

Table 10a: Time taken to process approaches – all outcomes

Case duration	2014/15		2015/16		% +/-
	No.	%	No.	%	
Closed on same day	2	0.20	2	0.18	-0.02
Closed within one day	4	0.39	4	0.36	-0.03
Closed within 2 to 7 days	41	4.04	79	7.07	+3.03
Closed within 8 to 14 days	62	6.11	98	8.77	+2.66
Closed within 15 to 28 days	131	12.92	208	18.62	+5.70
Closed more than 29 days after approach	774	76.32	726	65.00	-11.32
Total	1014	100%	1117	100%	

Table 10b: Time taken to process approaches which led to a homeless application

Case duration	2014/15		2015/16		% +/-
	No.	%	No.	%	
Closed on same day	1	0.22	1	0.20	-0.02
Closed within one day	2	0.44	2	0.41	-0.03
Closed within 2 to 7 days	31	6.87	70	14.26	+7.39
Closed within 8 to 14 days	51	11.31	81	16.50	+5.19
Closed within 15 to 28 days	90	19.96	135	27.49	+7.53
Closed more than 29 days after approach	276	61.20	202	41.14	-0.06
Total	451	100%	491	100%	

Table 11: Repeat approaches by household since 1 April 14

Number of approaches	No.	%
Households making 1 approach	2012	92.93
Households making 2 approaches	142	6.56
Households making 3 approaches	11	0.51
Total	2165	100%

HOUSING SUPPORT ACTIVITIES 2015/16

Table 12: Source of support referral

Source of referral	2014/15		2015/16		% +/-
	No.	%	No.	%	
Hospital	0	0	0	0	0
Prison	0	0	0	0	0
RSL	8	1.41	9	1.67	+1.26
Private	0	0	0	0	0
Other	0	0	0	0	0
Family/Friends	1	0.18	1	0.19	+0.04
Drug & Alcohol	1	0.18	3	0.56	+0.38
Advocacy/CAB/Money Advice	0	0	0	0	0
Allocations/Homeless Team/Temp Accom	355	62.39	316	58.63	-3.76
Area Housing Team	83	14.59	91	16.88	+2.29
HM Forces	0	0	0	0	0
Moray Women's Aid	7	1.23	2	0.37	-0.86
Employment Support/ College	1	0.18	1	0.19	+0.01
Health Service	1	0.18	0	0	0
Options Team	11	1.93	16	2.97	+1.04
Self-referral	82	14.41	79	14.66	+0.25
Social Work	19	3.34	17	3.15	-0.19
Through Care/After Care	0	0	0	0	0
Benefits	0	0	4	0.74	+0.74
Total	569	100%	539	100%	

APPENDIX I

Table 13: Receiving support by age and household type

Age Group	2013/14		2014/15		2015/16								% +/-		
					Single		Couple		Single parent		Two parent			Total	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%		No.	%
16-17	54	9.73	54	9.49	33	8.89	16	20.78	2	2.82	2	10	53	9.83	-0.34
18-24	207	37.30	219	38.49	138	37.20	37	48.05	17	23.94	4	20	196	36.36	-2.13
25-59	274	49.37	275	48.33	188	50.67	18	23.38	51	71.83	14	70	271	50.28	+1.95
60+	20	3.60	21	3.69	12	3.23	6	7.79	1	1.41	0	0	19	3.53	-0.16
Total	555	100%	569	100%	371	100%	77	100%	71	100%	20	100%	539	100%	

Table 14: Type of tenure at 31 March 2015 or on exit from service

Tenure	2013/14		2014/15		2015/16		%+/-
	No.	%	No.	%	No.	%	
TMC tenancy	265	47.75	288	50.62	267	49.54	-1.08
Temporary accommodation (homeless)	167	30.09	118	20.74	87	16.14	-4.60
RSL tenancy	75	13.51	77	13.53	95	17.63	+4.10
Family/friends	30	5.41	72	12.65	64	11.87	-0.78
Private tenancy	9	1.62	9	1.58	15	2.78	+1.20
Prison	8	1.44	5	0.88	10	1.86	+0.98
Hospital	0	0	0	0	1	0.19	+0.19
Mobile home	0	0	0	0	0	0	0
Total	555	100%	569	100%	539	100%	

Table 15: Rent arrears activity

Area housing team	Referrals to housing support			Rent arrears stabilised			Support ongoing		
	13/14	14/15	15/16	13/14	14/15	15/16	13/14	14/15	15/16
East	18	36	57	5	10	15	0	7	7
West	156	157	169	35	60	65	4	16	30
Total	174	193	226	40	70	80	4	23	37

Table 16: Primary reason for providing support

Reason for support	2013/14		2014/15		2015/16		% +/-
	No.	%	No.	%	No.	%	
Financial/literacy/correspondence	160	28.83	179	31.46	246	45.64	+14.18
Lack of life skills	224	40.36	231	40.60	183	33.95	-6.65
Addictions (alcohol/substance misuse)	97	17.48	82	14.41	69	12.80	-1.61
Mental health issues	46	8.29	63	11.07	39	7.24	-3.83
Emotional/behavioural issues	0	0	0	0	0	0	0
Physical health issues	14	2.52	11	1.93	2	0.37	-1.56
Health	2	0.36	0	0	0	0	0
Antisocial behaviour	8	1.44	1	0.18	0	0	0
Learning difficulty	4	0.72	2	0.35	0	0	0
Total	555	100%	569	100%	539	100%	

Table 17: Outcome – reason for exit of service

Reason for exit	2014/15		2015/16		% +/-
	No.	%	No.	%	
Deceased	3	0.80	2	0.53	-0.27
Declines support	15	4.05	9	2.39	-1.66
End of support	172	46.49	198	52.52	+6.03
Evicted	11	2.97	7	1.86	-1.11
Left temporary accommodation	26	7.03	25	6.63	-0.04
No service required	32	8.65	31	8.22	-0.43
Non engagement	60	16.22	58	15.38	-0.84
Prison	7	1.89	10	2.65	+0.76
Returned to family/friends	33	8.92	18	4.77	-4.15
Transferred service	11	2.97	19	5.04	+2.20
Total	370	100%	377	100%	

Table 18: Length of service

Length of service	2014/15		2015/16		% +/-
	No.	%	No.	%	
Less than 1 month	63	17.03	64	16.98	-0.05
Less than 3 months	81	21.89	66	17.51	-4.38
Less than 6 months	92	24.86	91	24.14	-0.72
Less than 12 months	100	27.03	121	32.10	+5.07
More than 12 months	34	9.19	35	9.28	+0.09
Total	370	100%	377	100%	