

APPENDIX I

MORAY COUNCIL HOUSING OPTIONS AND HOUSING SUPPORT REPORT 2016/17

HOUSING OPTIONS 2016/17

Table 1							
Gender of main applicant	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Male	547	44.36	517	47.34	507	47.03	-0.31
Female	686	55.64	575	52.66	571	52.97	+0.31
Total	1233	100%	1092	100%	1078	100%	

Table 2							
Age of main applicant	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
0-15	3	0.24	1	0.09	1	0.09	+0.00
16-17	75	6.08	71	6.50	63	5.84	-0.66
18-24	324	26.28	297	27.20	295	27.37	+0.17
25-29	208	16.87	170	15.57	157	14.56	-1.01
30-39	260	21.09	246	22.53	246	22.82	+0.29
40-49	190	15.41	162	14.84	155	14.38	-0.46
50-59	102	8.27	92	8.42	92	8.53	+0.11
60-64	38	3.08	21	1.92	22	2.04	+0.12
65-69	11	0.89	12	1.10	20	1.86	+0.76
70-74	9	0.73	9	0.82	12	1.11	+0.29
75+	13	1.05	11	1.01	15	1.39	+0.38
Total	1233	100%	1092	100%	1078	100%	

Table 3							
Approach by Household Type	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Single person	799	64.80	700	64.10	676	62.71	-1.39
Single parent	239	19.38	213	19.51	248	23.01	+3.5
Couple	79	6.41	82	7.51	54	5.01	-2.50
Couple - children	85	6.89	65	5.95	72	6.68	+0.73
Other	10	0.81	13	1.19	11	1.02	+0.17
Other - children	17	1.38	19	1.74	12	1.11	-0.63
Data value missing	4	0.32	0	0	5	0.46	+0.46
Total	1233	100%	1092	100%	1078	100%	

Property type	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Parental/family/relatives	333	27.01	297	27.20	269	24.95	-2.25
Friends/partner	209	16.95	225	20.60	215	19.94	-0.66
Private rent	221	17.92	181	16.58	165	15.31	-1.27
Shared-Private let	66	5.35	54	4.95	68	6.31	+1.36
RSL tenancy	56	4.54	48	4.40	57	5.29	+0.89
Shared ownership/equity	69	5.60	57	5.22	57	5.29	+0.07
Shared-LA	43	3.49	56	5.13	54	5.01	-0.12
LA tenancy	63	5.11	33	3.02	48	4.45	+1.43
Owner	39	3.16	23	1.28	35	3.25	+1.14
Lodger	26	2.11	38	3.48	27	2.50	-0.98
Shared-RSL	17	1.38	17	1.56	23	2.13	+0.20
Tied/employment	19	1.54	14	1.28	19	1.76	+0.48
Other (includes small numbers of armed forces, prison, hospital residential, supported, B&B, caravan, sofa surfing)	72	5.84	46	5.3	41	3.80	-0.69
Total	1233	100%	1092	100%	1078	100%	

Reason for approach	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Dispute/relationship breakdown non-violent	280	22.71	270	24.73	304	28.20	+3.47
Risk of losing accommodation-eviction/repossession	172	13.95	136	12.45	135	12.52	+0.07
Asked to leave	151	12.25	144	13.19	130	12.06	-1.13
Dispute within household: violent or abusive	131	10.62	139	12.73	131	12.15	-0.58
Risk of losing accommodation-asked to leave-parents	89	7.22	83	7.60	78	7.24	-0.36
All Other – details can be provided	410	33.25	320	29.30	300	27.83	-1.47
Total	1233	100%	1092	100%	1078	100%	

No. of vulnerabilities	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
No vulnerabilities	619	50.20	560	51.28	722	66.98	15.7
1 vulnerabilities	364	29.52	269	24.63	195	18.09	-6.54
2 + vulnerabilities (up to 8 vulnerabilities)	250	20.28	263	24.09	161	14.94	-9.15
Total	1233	100%	1092	100%	1078	100%	

Type of vulnerability	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Financial difficulties/debt/unemployment	306	29.85	294	28.57	155	22.79	-5.78
Mental health reasons	208	20.29	215	20.89	143	21.03	+0.14
Physical health reasons	130	12.68	140	13.61	101	14.85	+1.24
Difficulties managing on own	94	9.17	100	9.72	87	12.79	+3.07
Other (includes lack of support, circumstances out with the control, drug/alcohol, crime or ASB victim or perpetrator)	287	28	280	27.21	194	28.53	+1.32
Total (note multiple responses are allowed)	1025	100%	1029	100%	680	100%	

Activities by organisation	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Local Authority-Housing Department	2639	97.74	2688	97.00	2910	97.19	+0.19
Local Authority-Social Work	13	0.48	28	1.01	23	0.77	-0.30
Local Authority-Revenues & Benefits	16	0.59	10	0.36	22	0.73	+0.37
Citizens Advice Bureau	7	0.26	8	0.29	10	0.33	+0.04
Money Advice Service	7	0.26	10	0.36	9	0.30	-0.06
Other (third sector organisations and health)	18	0.67	27	0.97	20	0.67	+0.30
Total	2700	100%	2771	100%	2994	100%	

Activities carried out	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
General housing advice/ info/assist	1038	38.44	925	33.38	923	30.83	-2.55
Advise rights - homeless legislation	950	35.19	846	30.53	851	28.42	-2.11
Use of Local Allocation Policies	1	0.04	66	2.38	277	9.25	+6.87
Tenancy rights advice	122	4.52	195	7.04	192	6.41	-0.63
Income maximisation	34	1.26	110	3.97	96	3.21	-0.76
Money advice	20	0.74	44	1.59	89	2.97	+1.38
Liaising with landlords	60	2.22	81	2.92	88	2.94	+0.02
All Other (details can be provided)	475	17.59	504	18.19	478	15.97	-2.92
Total	2700	100%	2771	100%	2994	100%	

Main Outcomes	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Homeless application to LA	451	44.48	491	43.96	465	42.62	-1.34
Remained in current accommodation	206	20.32	246	22.02	237	21.72	-0.30
Moved-in with friends/relatives	76	7.50	104	9.31	121	11.09	+1.78
Private rented-short assured tenancy	65	6.41	65	5.82	96	8.80	+2.98
Other (social, sheltered, supported and lost contact)	216	21.30	211	18.89	172	15.77	-3.12
Total	1014	100%	1117	100%	1091	100%	

Table 9a: Time taken to process approaches – all outcomes

Table 9a							
Case duration	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Closed on same day	2	0.20	2	0.18	0	0	-0.18
Closed within one day	4	0.39	4	0.36	3	0.27	-0.09
Closed within 2 to 7 days	41	4.04	79	7.07	83	7.61	0.54
Closed within 8 to 14 days	62	6.11	98	8.77	105	9.62	0.85
Closed within 15 to 28 days	131	12.92	208	18.62	187	17.14	-1.48
Closed more than 29 days after approach	774	76.32	726	65.00	713	65.35	-0.35
Total	1014	100%	1117	100%	1091	100%	

Table 9b							
Time taken to process approaches which led to a homeless application	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Closed on same day	1	0.22	1	0.20	0	0	-0.20
Closed within one day	2	0.44	2	0.41	3	0.65	0.24
Closed within 2 to 7 days	31	6.87	70	14.26	72	15.48	1.22
Closed within 8 to 14 days	51	11.31	81	16.50	80	17.20	0.7
Closed within 15 to 28 days	90	19.96	135	27.49	122	26.24	-1.25
Closed more than 29 days after approach	276	61.20	202	41.14	188	40.43	-0.71
Total	451	100%	491	100%	465	100%	

Table 10					
Repeat approaches since 1 April 14 (cumulative)	As at 15/16 No.	%	As at 16/17 No.	%	% +/-
Households making 1 approach	2012	92.93	2689	88.8	-4.13
Households making 2 approaches	142	6.56	298	9.84	3.28
Households making 3 approaches	11	0.51	35	1.16	0.65
Households making 4 approaches	0	0.00	6	0.20	0.20
Total	2165	100%	3028	100%	

HOUSING SUPPORT ACTIVITIES 2016/17

Table 11							
Source of referral	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Allocations/Homeless Team/Temp Accom	355	62.39	316	58.63	280	55.78	-2.85
Area Housing Team	83	14.59	91	16.88	68	13.55	-3.33
Social Work	19	3.34	17	3.15	56	11.16	+8.01
Self-referral	82	14.41	79	14.66	50	9.96	-4.70
Other (includes small numbers from housing options, RSL's, other agencies and family/friends)	30	5.27	36	6.68	48	9.55	-2.87
Total	569	100%	539	100%	502	100%	

Table 12															
Age Group by house hold composition	2014/15		2015/16		2016/17										% +/-
					Single		Couple		Single parent		Two parent		Total		
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
16-17	54	9.49	53	9.83	28	9.49	5	16.13	4	8.33	0	0	37	9.64	-0.19
18-24	219	38.49	196	36.36	72	24.41	15	48.39	11	22.92	2	20	100	26.04	10.32
25-34	275	48.33	271	50.28	69	23.39	4	12.90	19	39.58	5	50	97	25.56	8.09
35-59					107	36.27	3	9.68	14	29.17	2	20	126	32.81	
60+	21	3.69	19	3.53	19	6.44	4	12.90	0	0.00	1	10	24	6.25	2.72
Total	569	100%	539	100%	295	100%	31	100%	48	100%	10	100%	384	100%	

Table 13							
Tenure Type at year end or service end	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
TMC tenancy	288	50.62	267	49.54	218	43.43	-6.11
Temporary accommodation	118	20.74	87	16.14	99	19.72	+3.58
Family/friends/parents	72	12.65	64	11.87	82	16.33	+4.46
RSL tenancy	77	13.53	95	17.63	60	11.95	-5.68
Private tenancy	9	1.58	15	2.78	25	4.98	+2.20
Prison	5	0.88	10	1.86	5	1.00	-0.86
Hospital	0	0	1	0.19	6	1.20	+1.01
Tenant of other LA	0	0	0	0.00	3	0.60	+0.60
Owner occupier	0	0	0	0.00	1	0.20	+0.20
Mobile home	0	0	0	0.00	3	0.60	+0.60
Total	569	100%	539	100%	502	100%	

Table 14 – Rent Arrears Activity

Area housing team	Referrals to housing support				Rent arrears stabilised				Support ongoing			
	13/14	14/15	15/16	16/17	13/14	14/15	15/16	16/17	13/14	14/15	15/16	16/17
East	18	36	57	45	5	10	15	9	0	7	7	6
West	156	157	169	130	35	60	65	43	4	16	30	32
Total	174	193	226	175	40	70	80	52	4	23	37	38

Table 15

Reason for support	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Financial/literacy/correspondence	179	31.46	246	45.64	207	41.24	-4.40
Lack of life skills	231	40.60	183	33.95	164	32.67	-1.28
Mental health issues	63	11.07	39	7.24	76	15.14	+7.9
Addictions (alcohol/substance misuse)	82	14.41	69	12.80	53	10.56	-2.24
Other (includes physical health and learning difficulty)	14	2.46	2	0.37	2	0.40	-0.03
Total	569	100%	539	100%	502	100%	

Table 16

Reason for exit	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
End of support	172	46.49	198	52.52	209	50.00	-2.52
Non engagement	60	16.22	58	15.38	76	18.18	+2.80
Transferred service	11	2.97	19	5.04	34	8.13	+3.09
Left temporary accommodation	26	7.03	25	6.63	24	5.74	-0.89
Returned to family/friends	33	8.92	18	4.77	23	5.50	+0.73
No service required	32	8.65	31	8.22	20	4.78	-3.44
Evicted	11	2.97	7	1.86	14	3.35	+1.49
Declines support	15	4.05	9	2.39	10	2.39	0.00
Prison	7	1.89	10	2.65	5	1.20	-1.45
Deceased	3	0.80	2	0.53	3	0.72	+0.19
Total	370	100%	377	100%	418	100%	

Table 17

Length of service	2014/15		2015/16		2016/17		% +/-
	No.	%	No.	%	No.	%	
Less than 1 month	63	17.03	64	16.98	47	11.24	-5.74
Less than 3 months	81	21.89	66	17.51	79	18.90	+1.39
Less than 6 months	92	24.86	91	24.14	102	24.40	+0.26
Less than 12 months	100	27.03	121	32.10	150	35.89	+3.79
More than 12 months	34	9.19	35	9.28	40	9.57	+0.29
Total	370	100%	377	100%	418	100%	