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quality
housing

Quality Housing Portfolio

Contextual overview

24th January 2019

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Quality Housing

This overview will cover;

- Contextual information on the Quality Housing Portfolio
- A deeper look at relevant measures and information from the Lincoln City Profile
- Performance measures covered in the basket of key strategic measures

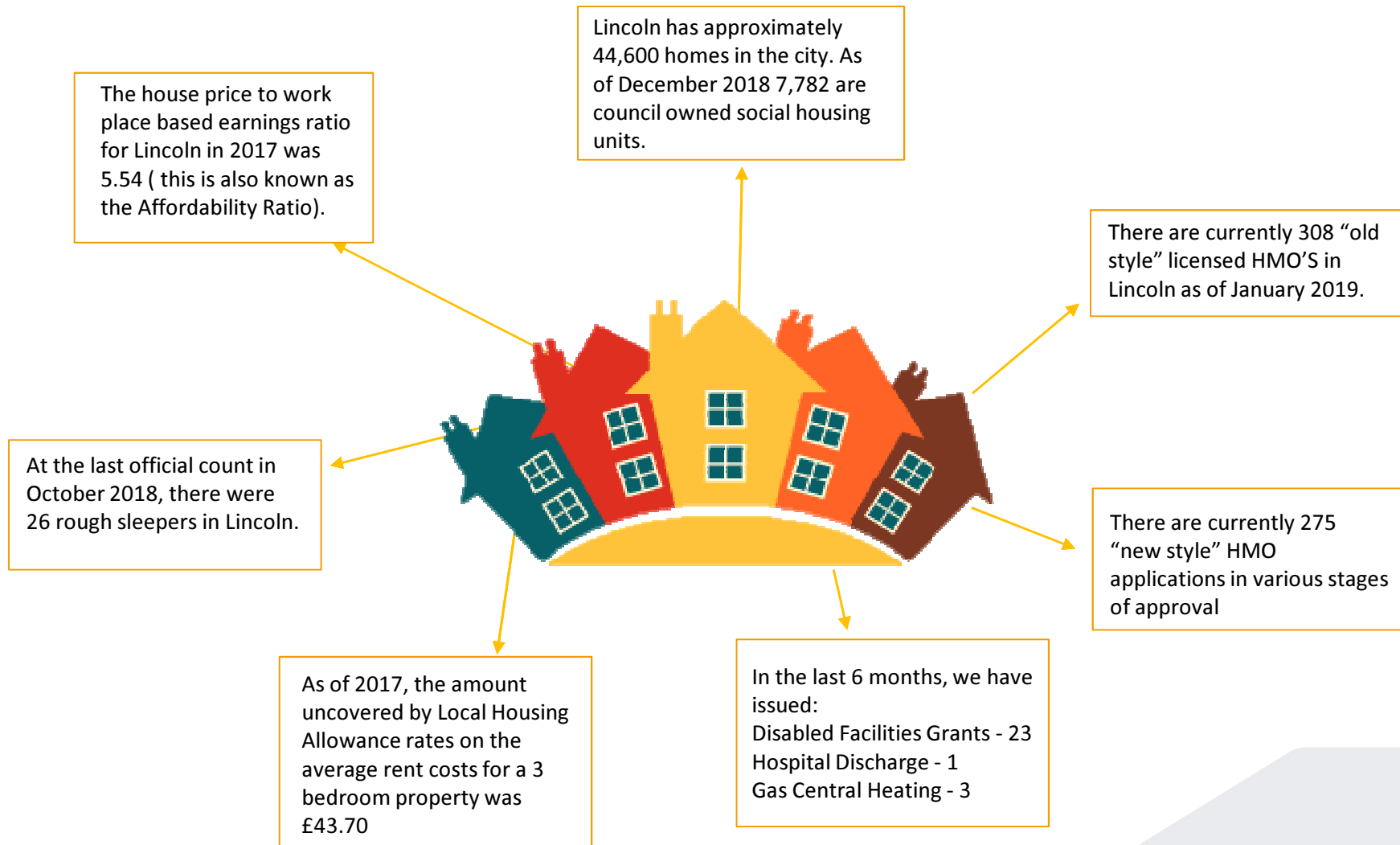


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Contextual information on the Quality Housing Portfolio

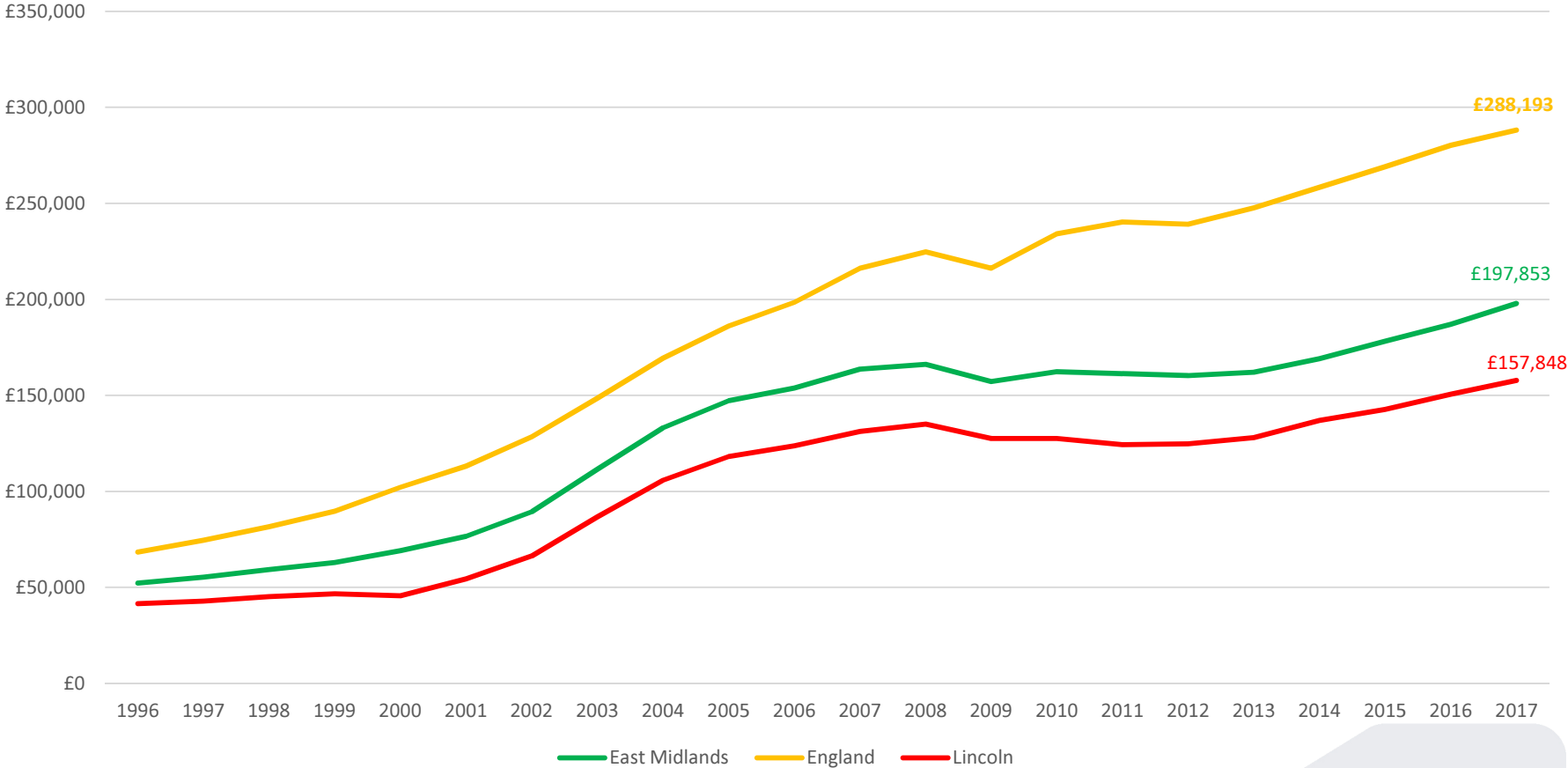


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Source: Health Summary 2018
Source: P3 Housing 2018
Source: ONS 2018
Source: City of Lincoln Council 2018/19

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Average price paid for all property types in Lincoln for the period 1996-2017



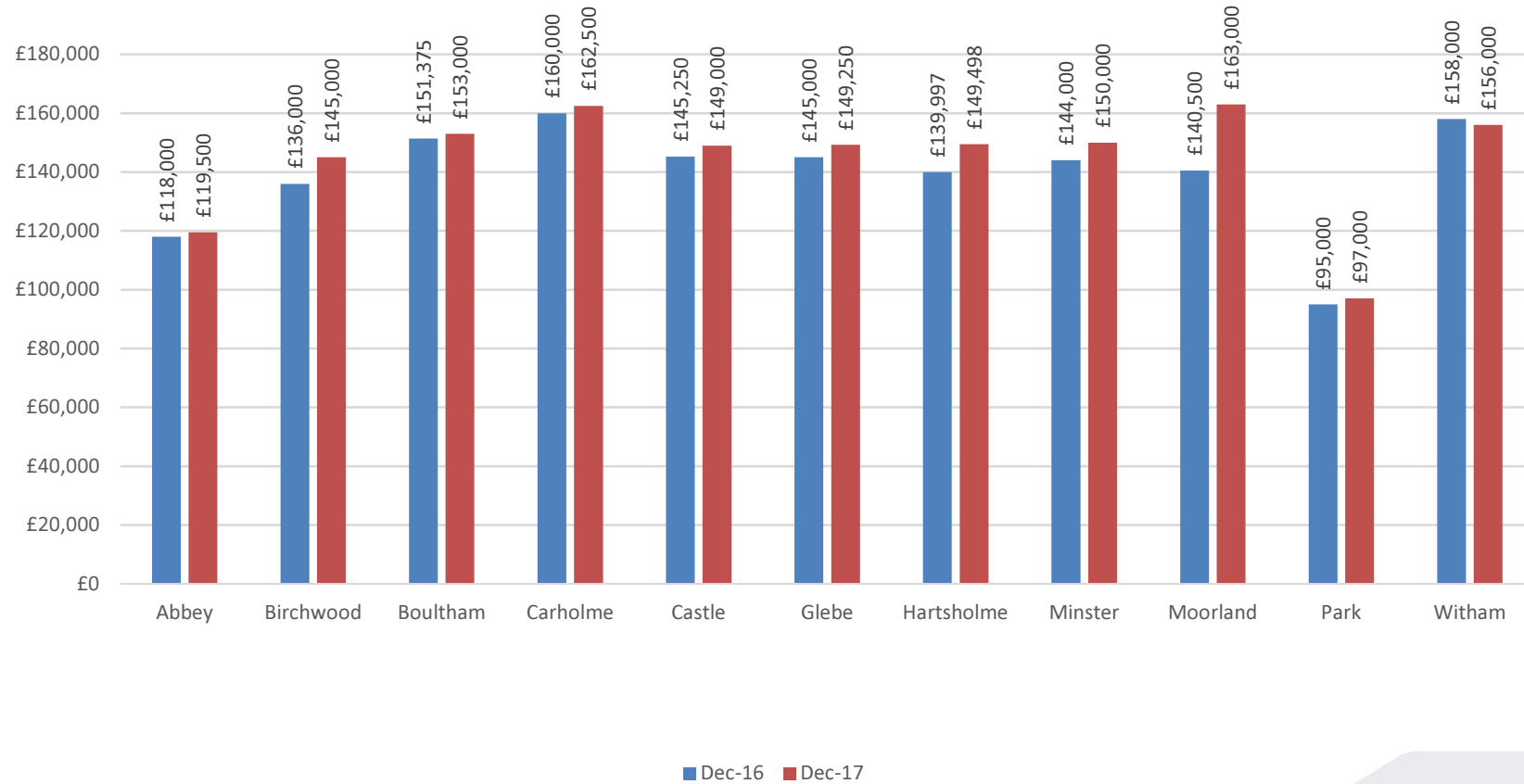
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Source : ONS 2018

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Median price paid for all house types by ward 2017



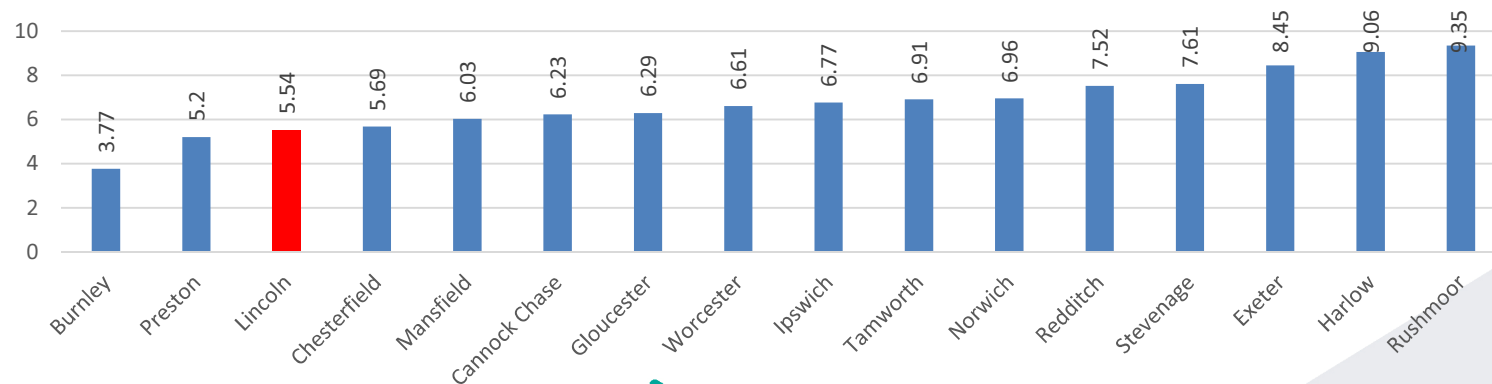
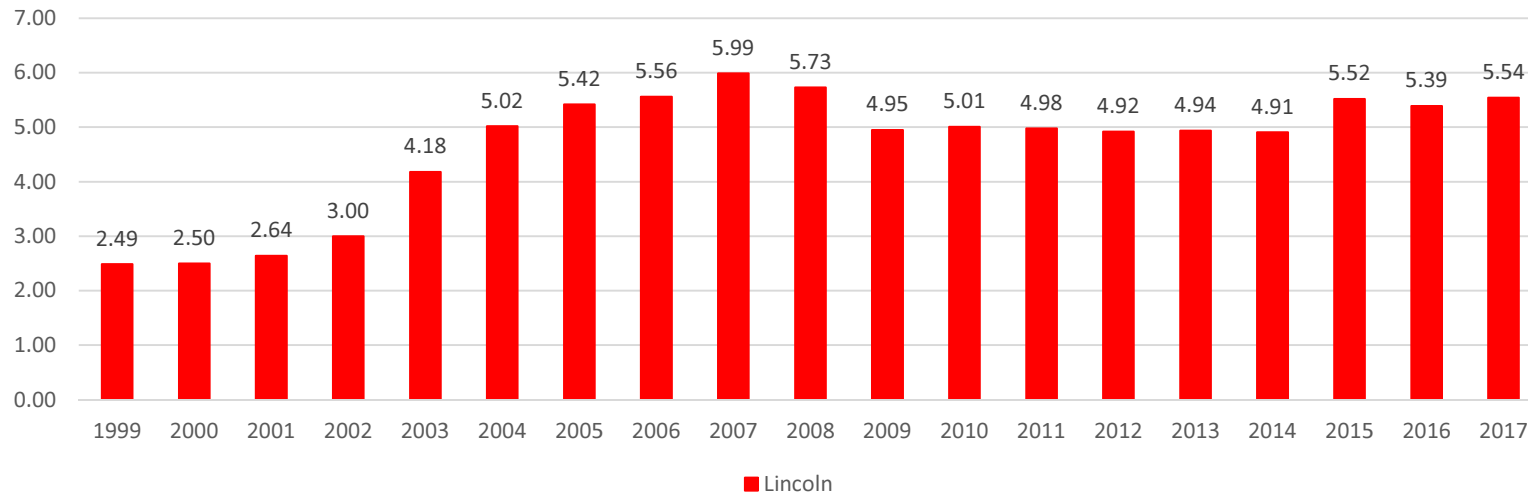
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Source : ONS - 2018

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Affordability ratio: Rate of house prices to earnings (1999 to 2017) and compared to our nearest neighbours



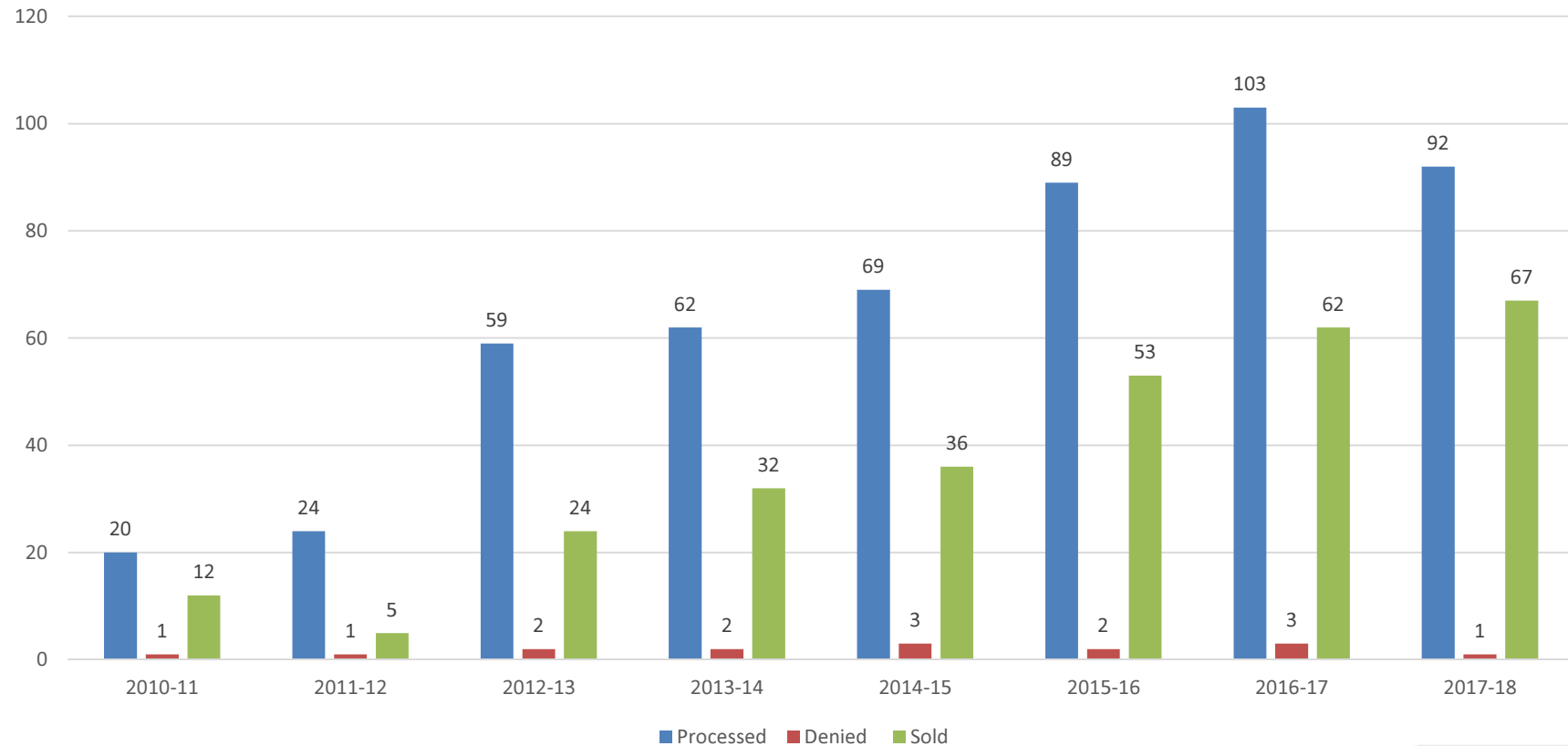
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Source : ONS 2018

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Number of right to buy applications processed in Lincoln 2010/11-2017/18



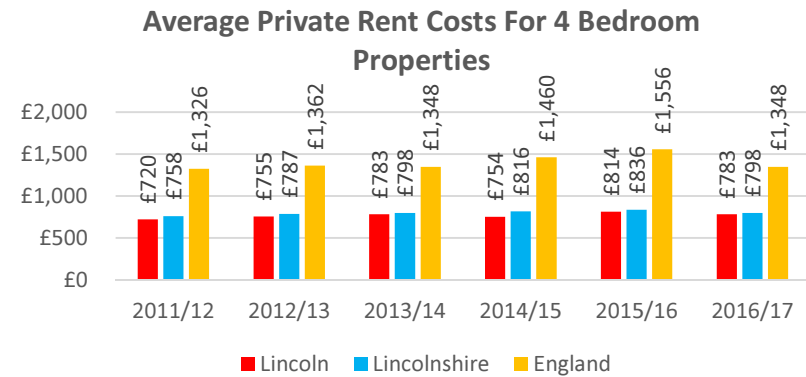
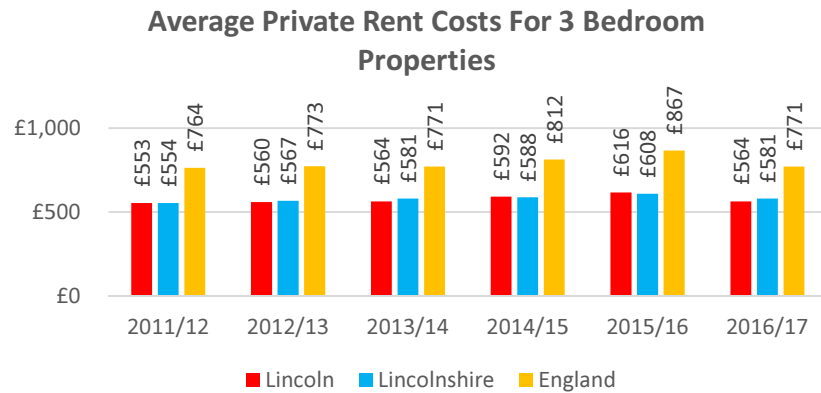
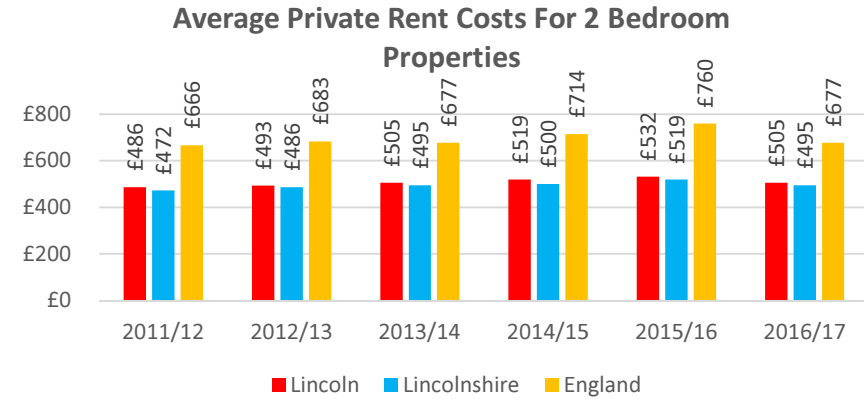
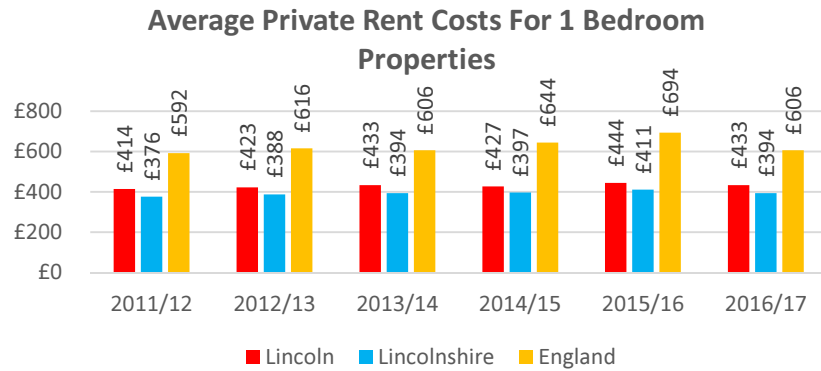
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Source : City of Lincoln Council 2018

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Average private rent costs in Lincoln 2011/12-2016/17



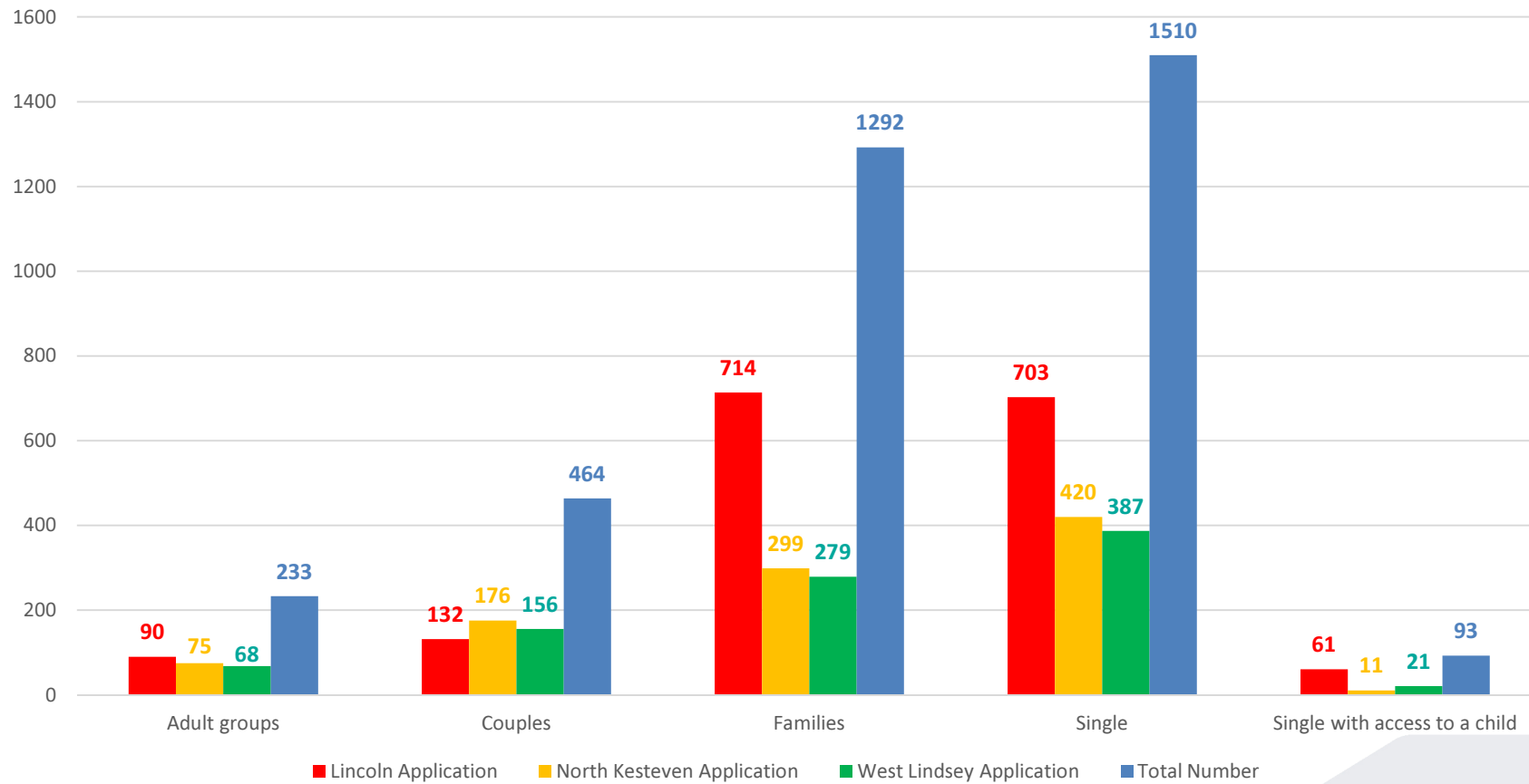
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Source : LRO 2018

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Housing Waiting List By Household Type – January 2018



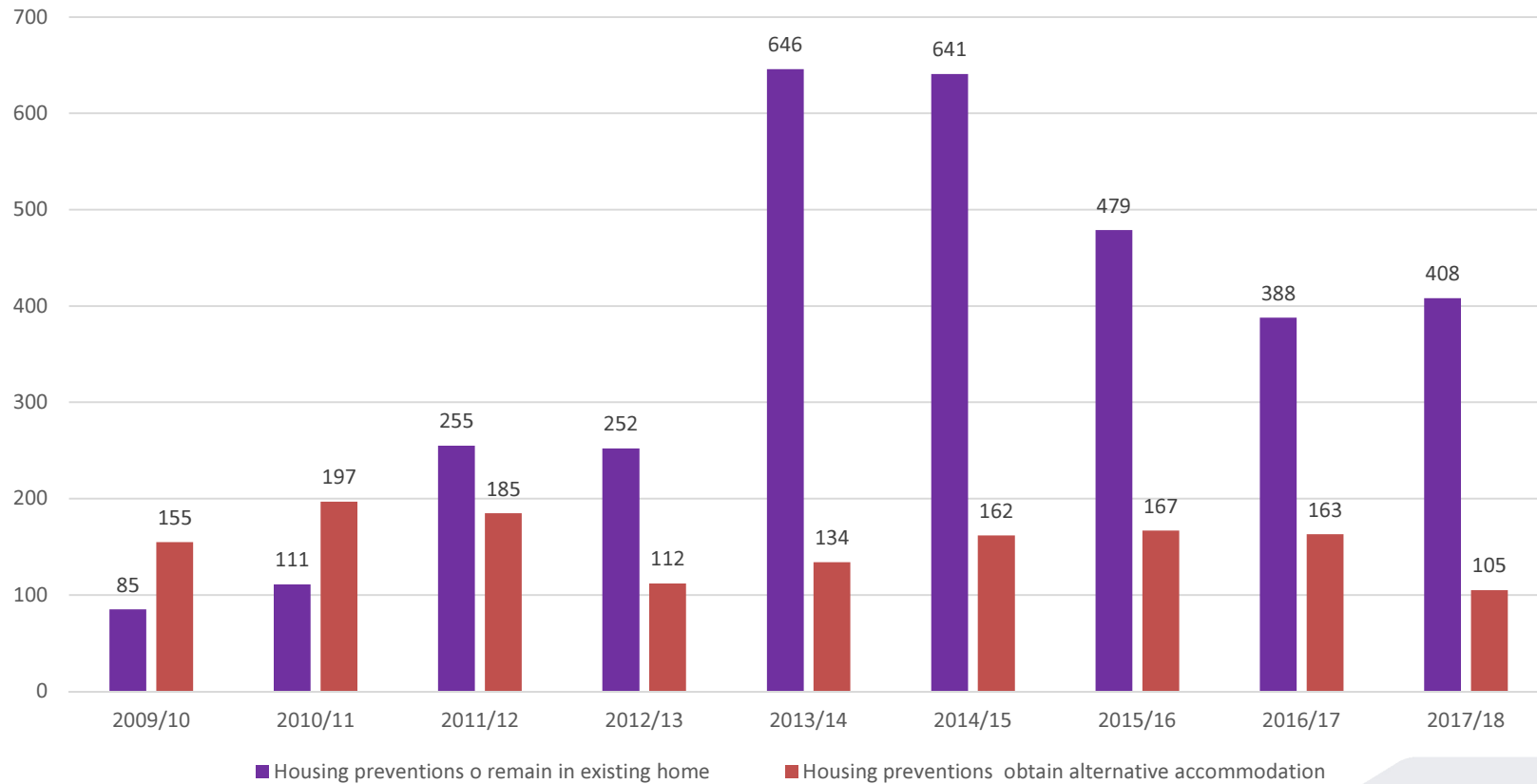
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Source : City of Lincoln Council Housing Team 2018

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Number of homelessness preventions in Lincoln 2009/10 – 2017/18



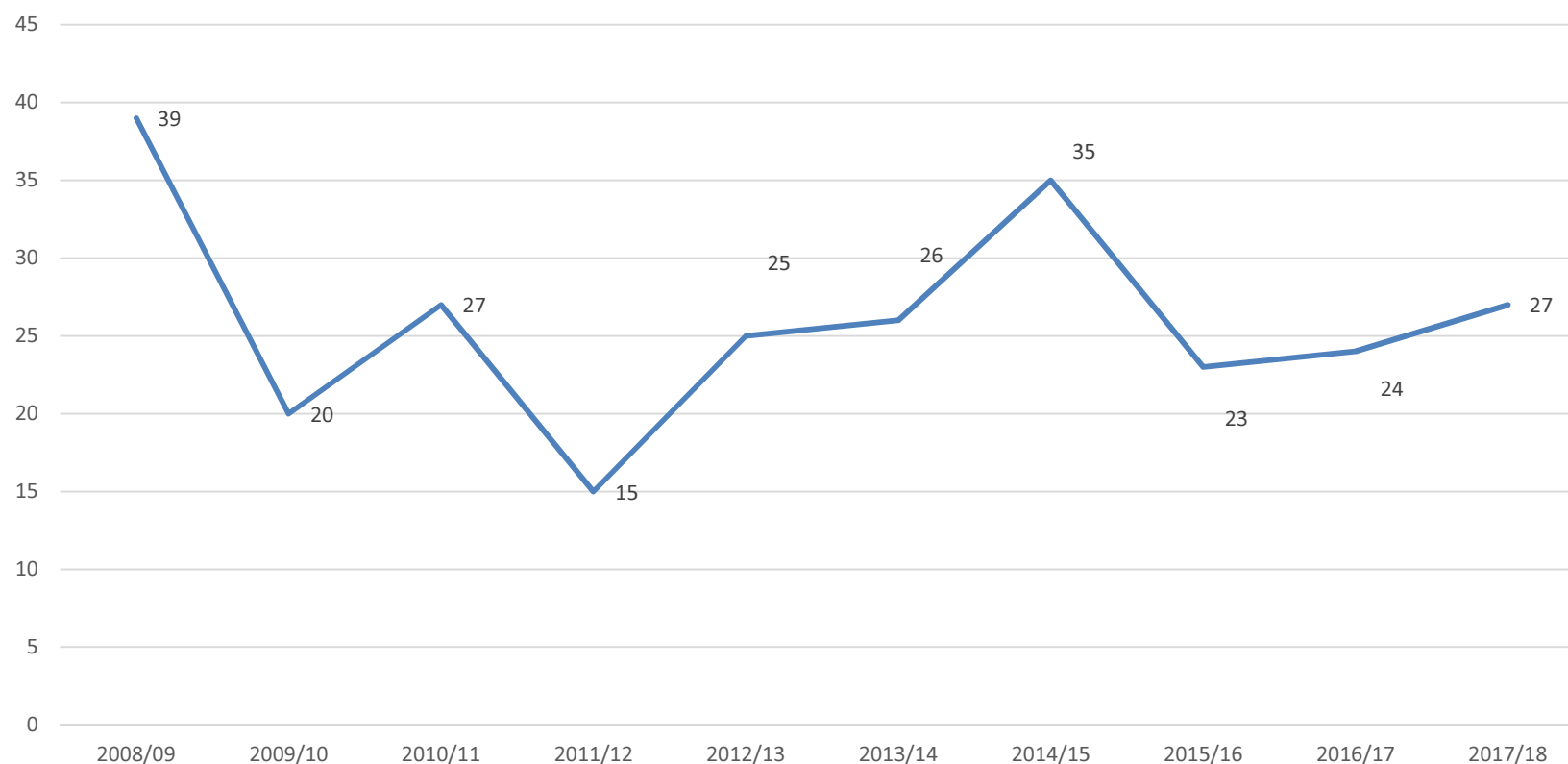
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Source : GOV.UK 2018

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Number of households in temporary accommodation 2008/09 – 2017/18



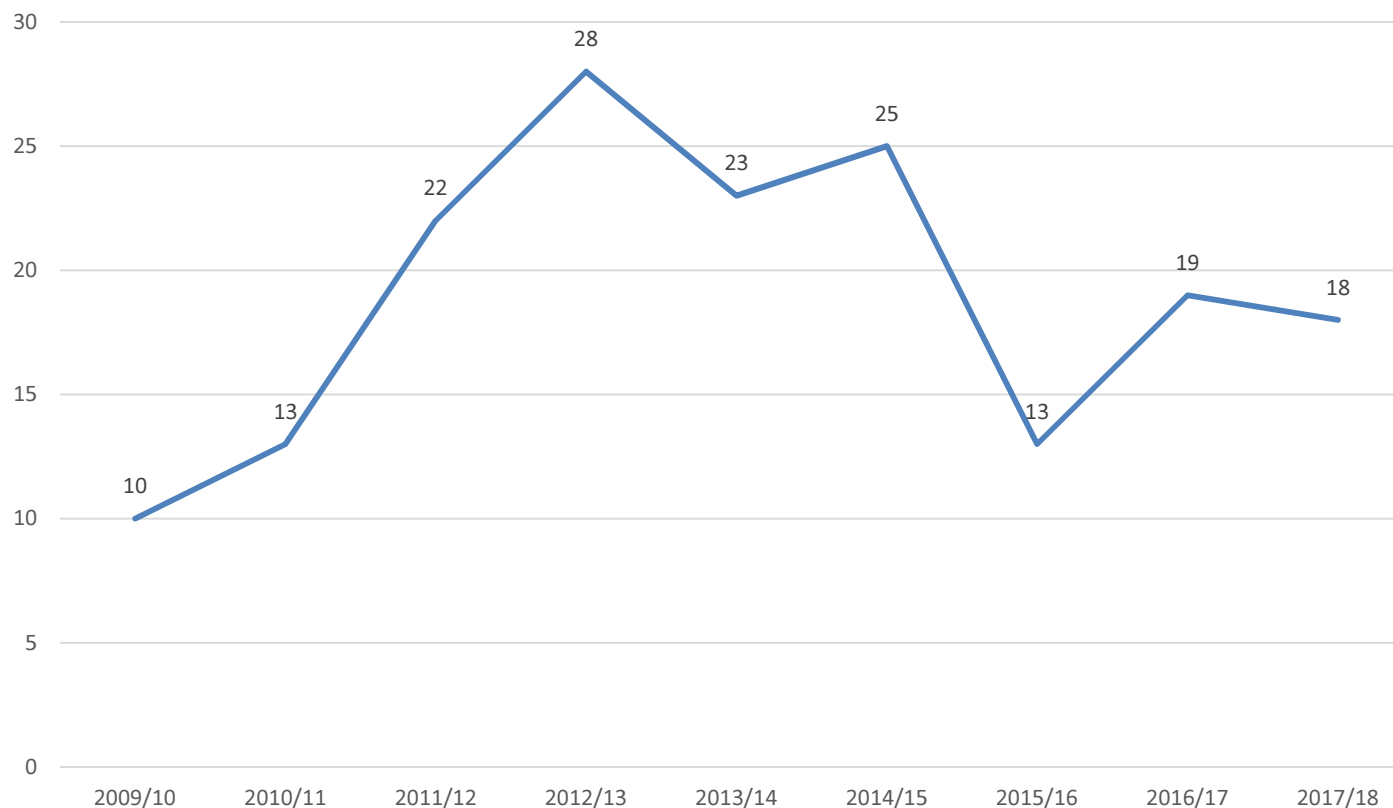
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Source : LG Inform 2018

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Number of empty homes brought back into use



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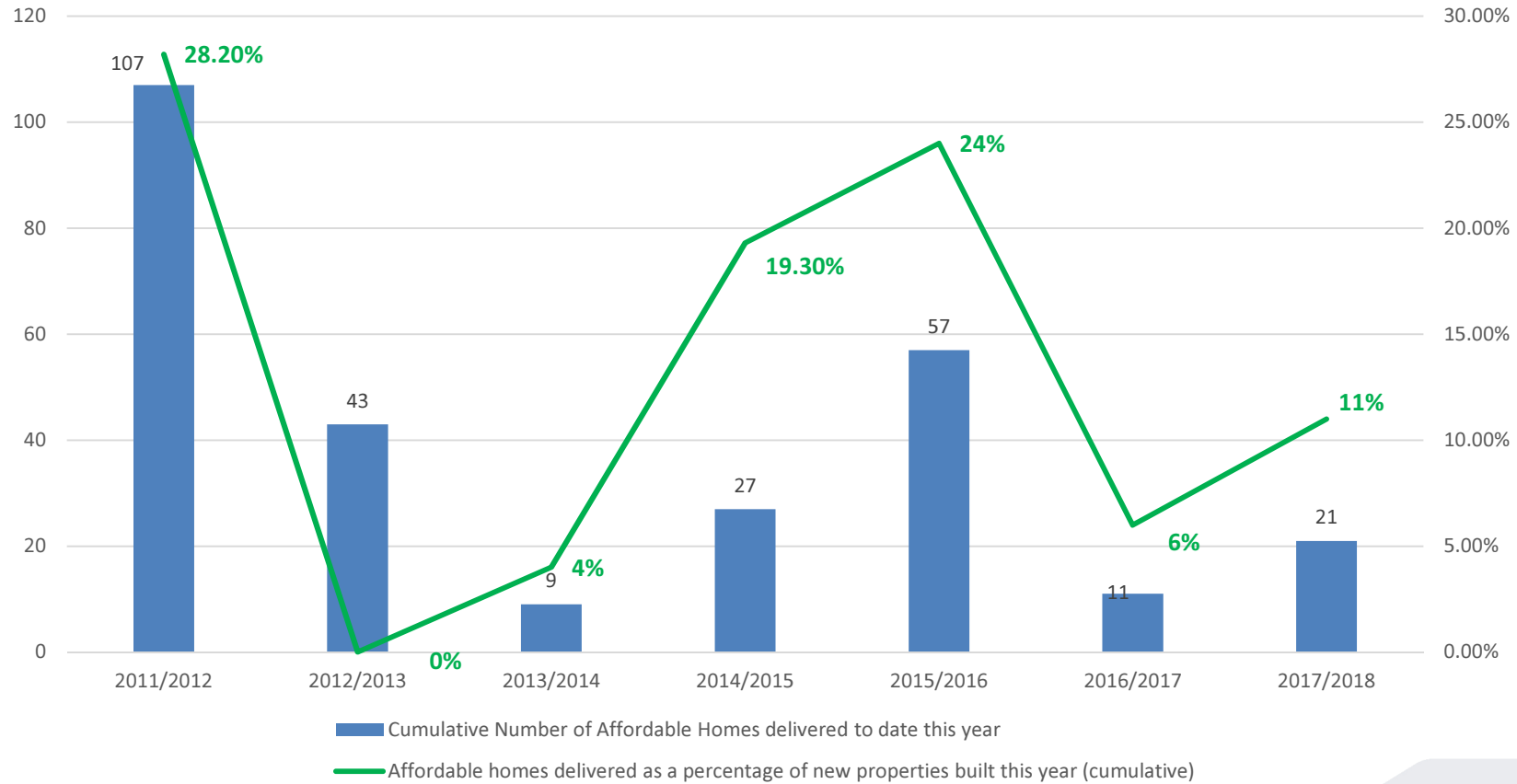
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Source : City of Lincoln Council 2018

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Affordable homes delivered in Lincoln 2011/12 – 2017/18



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Source : City of Lincoln Council 2018

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Key points to note:

- Lincoln's average price paid for all property types has increased by 4.8%, growing from £150,538 to £157,848
- Average private rental costs have decreased in all properties with either 1,2,3 or 4 bedrooms
- The number of households in temporary accommodation has seen a small increase from 2016/17s figure of 24, rising to 27 in 2017/18
- The number of possession claims by landlords has risen from 81 in 2016/17 to 96 in 2017/18
- Lincoln has a relatively low housing affordability ratio (Low = good) – and is actually the third lowest in our nearest neighbour group



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Key Strategic Measures

Service Area	Measure	Unit	Tolerance	Cumulative or Quarterly	High / Low is Good	Trend - Quarterly or Seasonal	Q2/17/18	Q3/17/18	Q4/17/18	Q1/18/19	Q2/18/19	Status	Under Performing	Target	Last Target Status
Housing Investment	HI 4 - Percentage of council properties that are not at the 'Decent Homes' standard (excluding refusals)	%	2	Cumulative	Low is good	Quarterly	0.00%	0.00%	0.00%	0.94%	0.48%	Maintaining			
Housing Investment	HI 6 - Number of properties 'not decent' as a result of tenants refusal to allow work (excluding referrals)	Number	30	Quarterly	Low is good	Quarterly	4	4	4	174	192	Maintaining			
Housing Investment	HI 7 - Percentage of dwellings with a valid gas safety certificate	%	2	Cumulative	High is good	Quarterly	99.95%	99.95%	99.96%	99.85%	99.93%	Maintaining			
Control Centre	CC 5 - Percentage of calls answered within 60 seconds	%	1	Quarterly	High is good	Quarterly	98.37%	98.36%	98.25%	99.09%	99.16%	Maintaining			
Rent Collection	RC 3 - Rent collected as a proportion of rent owed	%	5	Cumulative	High is good	Quarterly	98.21%	99.27%	99.68%	97.56%	98.19%	Maintaining	94.00%	96.50%	Above Target
Rent Collection	RC 4 - Current tenant arrears as a percentage of the annual rent debit	%	1	Cumulative	Low is good	Quarterly	2.59%	2.22%	2.11%	2.72%	2.95%	Maintaining	5.40%	3.50%	Above Target
Housing Solutions	HS 3 - The number of people currently on the housing waiting list	Number	100	Cumulative	Low is good	Quarterly	1,681	1,653	1,693	1,692	1,663	Maintaining			
Housing Solutions	HS 4 - The number of Homelessness applications progressed within the Housing team	Number	10	Cumulative	Low is good	Seasonal	127	183	279	167	368	Deteriorating			
Housing Voids	HV 7 - Percentage of rent lost through dwelling being vacant	%	0.05	Cumulative	Low is good	Quarterly	1.06%		0.97%	0.72%	0.70%	Maintaining			
Housing Voids	HV 9 - Average re-let time calendar days for all dwellings (including major works)	Days	5	Cumulative	Low is good	Monthly	30.00	27.16	26.77	26.42	26.47	Maintaining	28	25	On Target
Housing Maintenance	HM 3 - Percentage of reactive repairs completed within target time	%	2.00	Cumulative	High is good	Quarterly	96.52%	96.98%	97.49%	98.00%	99.36%	Maintaining	95.00%	97.50%	Above Target
Housing Maintenance	HM 4 - Percentage of repairs fixed first time	%	5	Cumulative	High is good	Quarterly	88.01%	88.91%	90.21%	93.38%	93.60%	Maintaining			
Housing Maintenance	HM 5 - Appointments kept as a percentage of appointments made	%	5	Cumulative	High is good	Quarterly	96.25%	95.71%	95.85%	96.56%	96.66%	Maintaining			

Key points to note from the Key Strategic Measures

- ✓ The rent collected as a proportion of rent owed has surpassed its target of 96.50% with a figure of 98.19%
- ✓ The current level of tenant arrears is above the target of 3.50% with a figure of 2.95% (low is good)
- ✓ The percentage of reactive repairs completed within target time is above the target of 97.50% with a figure of 99.36%
- The number of Homelessness applications has increased from Q2 last year by 241, now reporting at 368. This is primarily due the Homelessness Reduction Act changes (introduced April 2018), where we must now support anyone, threatened with homelessness within 56 days or is already homeless . This means we have a duty to start working with people at an earlier stage and help should initially be offered regardless of whether the person has a local connection to Lincoln or a priority need for assistance. It is therefore almost certain that homelessness presentations will increase in the first year



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