

Registered Housing Provider update - Vale

Purpose of this appendix

1. To meet the requirements of the Housing Delivery Action Plan, items 1.5 and 1.8, as prescribed by the Housing Delivery Strategy.
2. To provide Cabinet with an update on information gathered from Registered Housing Providers (RPs).

Background

3. The Housing Delivery Strategy, and associated action plans, approved by Cabinet on 11 November 2022, requires that the council and Register Providers (RPs) of social and affordable housing with stock in the area are working closely together.
4. A request was made to known RPs operating the districts for information. This has been collated into the following general data which should be used for strategic purposes. It is not the aim of this data to identify specific properties, locations, issues or RPs, although where there are specific concerns, this will be addressed by housing officers. In addition it is possible that this information is incomplete as other RPs have not provided information, or have not been approached. Therefore the information will continue to evolve, and will be reviewed and updated on a periodic basis.

Housing stock data

5. It is important to ensure that the council has the most accurate information on the number, size and location of existing RP housing stock in the district. This can be used to confirm that specific properties are social/affordable housing, and who the landlord is; to enable a quicker and more direct resolution to enquiries; and to enable the development of relevant strategies. To this end, a request was made to supply the following stock data. The detailed stock data will not be shared with other RPs, or outside of the council, unless by agreement.
 - Location (address)
 - Number of bedrooms
 - Approximate age of construction
 - Adapted
 - Types (house, flat etc)
6. RPs store information in different ways and therefore information received was not complete in all fields and required some data manipulation to create a data set for analysis.

7. The number of sites by each RP in the district that responded to the request for information breaks down as follows.

Registered Providers	No of Properties
Aster	307
BPHA	43
Clarion	309
Hastoe	3
L&G	157
OCLT	8
Peabody	207
Silva	195
Sovereign	6503
Stonewater	250
Grand Total	7982

8. The number of bedrooms is important, and the number of properties in each area with between 0 (bedsits) to 6 bedrooms is as follows.

No of 1 bed	No of 2 bed	No of 3 bed	No of 4 bed	Unknown	No of 5 bed
1527	3256	2850	239	100	9

9. The type of property is shown in the chart below.

Maisonettes	Flats	Houses	Bungalows	Unknown
133	2085	4817	921	17

10. The types of tenure are also important.

Social rent	Affordable Rent	Shared ownership	General needs	Assured	Unknown tenure
5048	1653	630	244	50	357

11. The reason for any discrepancies in totals between the tables is because the council relies upon data spreadsheets provided by RPs, and not all fields may be completed by all RPs for all properties. This, and the fact that properties are being bought, built and sold on a frequent basis means that the data should only ever be used as a strategic guide rather than 100% accurate numbers.