
STATES OF JERSEY



AFFORDABLE HOUSING GATEWAY: YEAR END PERFORMANCE REPORT AT 31ST DECEMBER 2012

**Presented to the States on 15th March 2013
by the Minister for Housing**

STATES GREFFE

REPORT

Introduction

The “Affordable Housing Gateway” was launched in January 2012 and has therefore been in operation for a full year. There have been a number of significant achievements with the implementation of the Gateway –

- A common application form is being used by customers;
- A single waiting list has been created which includes those applicants previously only registered with a Housing Trust;
- All Housing Trust waiting lists have closed;
- All social rented homes are now allocated from the Gateway list;
- Homes are being allocated to applicants in the greatest need, who have been waiting the longest.
- The Gateway is now able to reflect true housing demand in Jersey.
- **A total of 497 allocations have been made from the Gateway Year to Date (427 by the Housing Dept, 69 by the Housing Trusts and one by a Parish).**

The Gateway is used for new applicants who require affordable housing and also existing tenants who require a transfer to alternative accommodation for one reason or another.

Applicants are visited or interviewed and then assessed against a set of criteria which allows the application to be placed in an appropriate Priority Band. Only Bands 1, 2, 3 and 6 can be reasonably compared with figures generated from the Housing Department’s previous waiting list.

BAND	CHARACTERISTICS OF APPLICANTS
1	Homeless, i.e. – <ul style="list-style-type: none"> • under Eviction Notice (Court Order in Place) • in Tied Accommodation where employment has ceased • unable to occupy or return to present home because of Urgent Medical Issue • have no rights to stay in current accommodation such as staying with friends or family • forced to live apart from family because present accommodation isn't suitable • in “hostel” or “shelter” type of accommodation Existing tenant needing to Transfer for decant reason Existing tenant under occupying Any combination of Band 2 characteristics
2	Grave overcrowding (opposite gender children sharing a room or more than 2 children in one room) Poor housing standards

BAND	CHARACTERISTICS OF APPLICANTS
	Moderate Medical Cases (by Medical Officer of Health determination) Other social housing transfers
3	Private Rented Sector tenants who are adequately housed but are unable to afford the current rent – with or without financial assistance
4	Presently Adequately Housed – little or no housing need but simply wish to change home
5	Register for those who wish to purchase but require some kind of financial assistance to do so
6	Multi-Agency Supported Housing – Applicants who will require ongoing landlord support to live independently and are only likely to be housed by certain landlords who can offer that ‘extra care’

Overall demand remains high in the top priority bands – Bands 1, 2, 3 and 6. This is undoubtedly due to –

- a slowing-down in the supply of new social housing
- a worsening economic climate
- an ageing population.

Demand from new applicants requiring affordable housing to rent

The overall figure demonstrating demand for social rental accommodation for new applicants has increased by 137 applicants over the last 12 months (not including Band 4, as they are deemed adequately housed).

The number of new applicants as at 1st January 2013 comprised 659 families/individuals. This figure includes those applicants in Bands 1, 2, 3 and 6 only.

Comparison figures for the position at 1st January in previous years are:

2012 – 522	2011 – 425	2010 – 385	2009 – 292	2008 – 254	2007 – 243
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During 2012, 315 new applicants were housed, either by the Housing Department or one of the Housing Trusts. Comparison figures for previous years are:

2011 – 230	2010 – 206	2009 – 256	2008 – 235	2007 – 207	2006 – 270
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Applicants housed through the Gateway during 2012 – by Priority Band and bedroom quantity requirement

New applicants housed						
	1 Bed	2 Bed	3 Bed	4 Bed	5 + Bed	TOTAL
Band 1	67	97	23	n/a	1	188
Band 2	26	42	15	n/a	n/a	83
Band 3	3	6	n/a	n/a	n/a	9
Band 4	1	4	n/a	n/a	n/a	5
Band 5	n/a	n/a	n/a	n/a	n/a	0
Band 6	19	9	2	n/a	n/a	30
TOTAL	116	158	40	0	1	315

Existing tenants transferred						
	1 Bed	2 Bed	3 Bed	4 Bed	5 + Bed	TOTAL
Band 1	62	30	25	2	2	121
Band 2	15	9	15	6	2	47
Band 3						
Band 4						
Band 5						
Band 6	7	3	3	1	n/a	14
TOTAL	84	42	43	9	4	182

Summary	
Housed by the Housing Department	427
Housed by the Jersey Homes Trust	30
Housed by Les Vaux Housing Trust	36
Housed by CTJ Housing Trust	3
Housed by a Parish	1
Total Applicants Housed in 2012	497

Total demand for affordable rental

**Total number of active applicants assessed through the Gateway,
Bands 1, 2, 3, 4 and 6**

One Bed Need	505
Two Bed Need	450
Three Bed Need	258
Four Bed Need	42
Five+ Need	3
TOTAL	1,258

The figures below represent the properties that would be released by those currently living in a unit of social housing – whether that is with the States or a Housing Trust – when they are transferred to alternative accommodation. Using these figures it is possible to calculate the overall net demand.

Units released

Bed Quantity	Number
One Bed	105
Two Bed	208
Three Bed	104
Four Bed	11
Five+	0
TOTAL	428

Overall net requirement

Bed Quantity	Number
One Bed	400
Two Bed	242
Three Bed	154
Four Bed	31
Five+	3
TOTAL	830

The figures demonstrate a continuing need for one- and two-bedroom units, where particularly the elderly and those younger, smaller families, are clearly struggling to source suitable, affordable accommodation in the private sector.

Rolling 12 month Totals (new applicants and transfers)

2011	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
DEC	1,031	1,220	1,266	1,298	1,241	1,234	1,207	1,226	1,235	1,244	1,249	1,258

Gateway Implementation Commenced

New Applicants Active on the Gateway Waiting List at the close of 2012

Band 1 – Highest Priority – this Band refers to applicants who are actually homeless, under eviction notice, in tied accommodation, have urgent medical issues, no rights to current accommodation such as staying with family or forced to live apart as present accommodation is not suitable.

One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
56	32	26	1	0	115

Band 2 – This Band refers to cases of overcrowding, poor housing standards, moderate medical issues, etc.

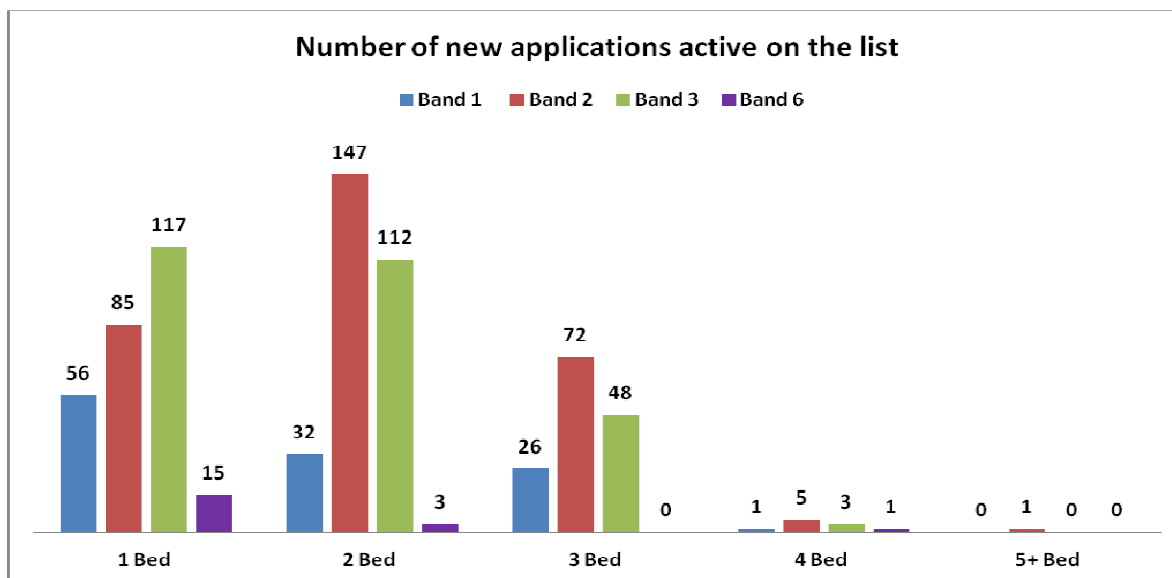
One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
85	147	72	5	1	310

Band 3 – This Band reflects applicants whose current accommodation is unaffordable given their personal circumstances

One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
117	112	48	3	0	280

Band 6 – This Band is reserved for agency referrals through the Supported Housing Group

One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
15	3	0	1	0	19



Band 4 – This Band refers to those who are able to re-house themselves in the private sector without financial assistance

One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
100	46	21	3	1	171

Existing tenants waiting for a transfer at the close of 2012

Band 1 – For transferring tenants in social housing this Band refers to those under occupying their current home and urgent medical circumstances

One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
60	56	13	4	0	133

Band 2 – For transferring tenants in social housing this Band refers to those suffering from grave overcrowding or moderate medical circumstances

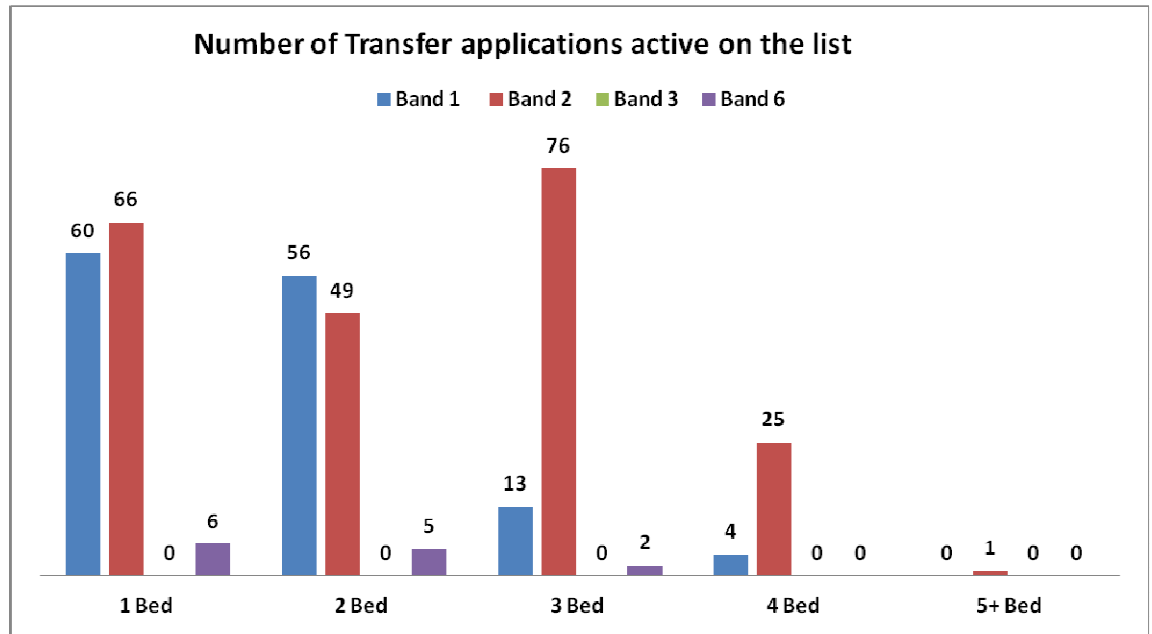
One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
66	49	76	25	1	217

Band 3 – There are currently no transfer applicants in this Band, which relates to those tenants who may need to move on financial grounds.

One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
0	0	0	0	0	0

Band 6 – This Band is reserved for agency referrals for transfers through the Supported Housing Group or Assisted Living Team.

One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
6	5	2	0	0	13



Band 4 – There are currently no transfer applicants in Band 4, which relates to those who are able to re-house themselves in the private sector without financial assistance.

One Bed	Two Bed	Three Bed	Four Bed	Five + Bed	TOTAL
0	0	0	0	0	0

Average time that an applicant has been waiting on the Gateway

Average waiting times within the Bands for new applicants for affordable housing (in months)					
Band	One Bed	Two Bed	Three Bed	Four Bed	Five+ Bed
Band 1	10	7	14	38	n/a
Band 2	19	19	23	18	3
Band 3	31	27	28	16	n/a
Band 4	35	38	36	35	64
Band 6	10	8	n/a	9	n/a

Average waiting times within the Bands for existing affordable housing tenants awaiting a transfer (in months)					
Band	One Bed	Two Bed	Three Bed	Four Bed	Five+ Bed
Band 1	23	23	20	9	n/a
Band 2	25	29	20	25	39
Band 3	NO APPLICANTS AT PRESENT				
Band 4					
Band 6	14	10	14	n/a	n/a

Average Waiting Times – for those housed year to date (31st December 2012)

Average waiting times within the Bands for new applicants for affordable housing now housed (in months)					
Band	One Bed	Two Bed	Three Bed	Four Bed	Five+ Bed
Band 1	7	9	16	n/a	1
Band 2	20	21	29	n/a	n/a
Band 3	16	34	n/a	n/a	n/a
Band 4	16	12	n/a	n/a	n/a
Band 6	5	6	17	n/a	n/a

Average waiting times within the Bands for existing affordable housing tenants who have now been transferred (in months)					
Band	One Bed	Two Bed	Three Bed	Four Bed	Five+ Bed
Band 1	24	15	15	15	21
Band 2	21	31	29	33	22
Band 3	NONE HOUSED IN PERIOD				
Band 4					
Band 6	7	2	6	41	n/a

Band 5 – Applicant Summary – for Affordable Housing Purchase Schemes

Total Number of applicants in Band 5 at 31st December 2012:

140

Bed Quantity Request

Bed Quantity Request	One	Two	Three	Four +	One or Two	Two or Three
No. of Applicants	3	29	72	5	7	24

Number of Children

No. of Children	0	1	2	3	4+
No. of Applicants	28	49	50	11	2

Income Data

Income Bracket	Number of Applicants
Less than £15,000	5
£15,000 – £24,999	9
£25,000 – £34,999	19
£35,000 – £44,999	24
£45,000 – £54,999	40
£55,000 – £64,999	22
£65,000 – £74,999	18
£75,000 – £84,999	2
£85,000 – £94,999	1
£95,000 – £104,999	0
£105,000 – £114,999	0
More than £115,000	0

Deposit Availability

Deposit Bracket	Number of Applicants
None	21
Under £10,000	43
£10,000 – £29,000	50
£30,000 – £49,999	15
£50,000 or more	11*

* In most cases these applicants have a flat to sell in order to release the deposit.		
Share Transfer	Freehold/Flying Freehold	Leasehold
10	13	1

Breakdown of higher earners and their deposit availability

	None	Under £10K	£10K-£29K	£30K-£49K	£50K +
24 x £35,000 – £44,999	1	7	10	3	3
40 x £45,000 – £54,999	9	13	11	6	1
22 x £55,000 – £64,999	3	7	11	0	1
18 x £65,000 – £74,999	4	5	6	1	2
2 x £75,000 – £84,999	0	1	1	0	0
1 x £85,000 – £94,999	0	0	0	0	1