

Key Housing Needs

Snapshot: October 2024

Guide to the Key Housing Needs Statistics

(Version - Larger Village - over 1,500 in population)

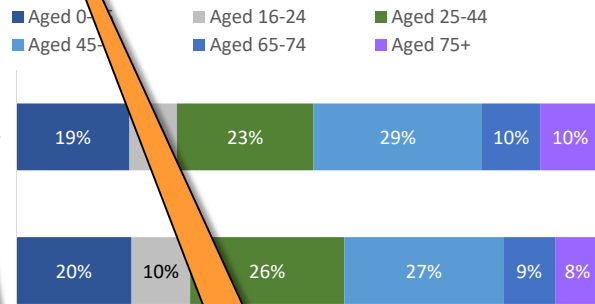
Black Notley, Coggeshall, Cressing, Earls Colne, Feering, Hatfield Peverel, Kelvedon, Great Notley, Great Yeldham, Rayne, Sible Hedingham. Silver End and Steeple Bumstead
www.braintree.gov.uk/housing/housing-statnav



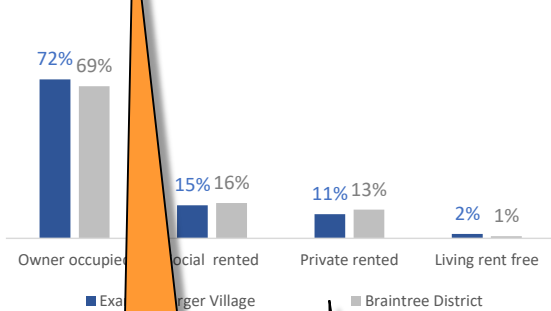
Example Larger Village

Key statistics:	Population (2021 Census) - 4,727	Households (2021 Census) - 2,039
	The Example Larger Village population is 3.2% of the total Braintree District population (147,084)	

Population Profile (2021 Census)



Tenure of Housing (2021 Census)



Housing Association homes present in Example Larger Village

There are Housing Association homes present in Example Larger Village as at January 2020.

Greenfields Homes Other HA Homes

The date shows when the data was extracted. e.g. October 2024

The **population profile** shows the percentage mix of the population of the village from the 2021 Census Statistics.

Source: 2021 Census

The **Key Statistics** are population and household figures taken from the 2021 Census data for the towns and the District.

Source: 2021 Census

The **tenure of housing** shows whether homes in the village are owner-occupied (with or without a mortgage), private rented or social rented from a Housing Association or whether households are living rent free (i.e. with another household).

Source:

• 2021 Census

Reading this section – Examples

- There are an estimated 4,727 people living in this village and they comprise 2,039 households
- The number of people who live in this village make up 3.2% of the total number of people who live in the Braintree District
- 20% of people who live in this village are aged over 65 years
- 11% of the total residential housing in the village is privately rented, but the average across the whole Braintree District is 13% of all homes being privately rented

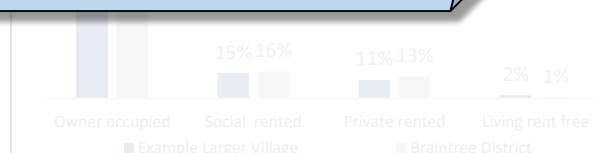
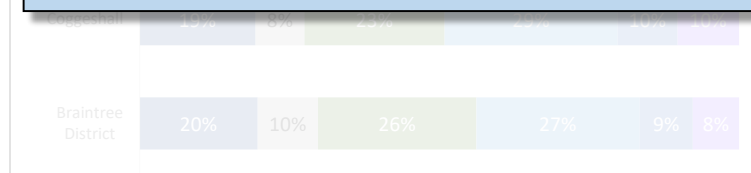
Key Housing Needs Statistics

Snapshot: January 2020



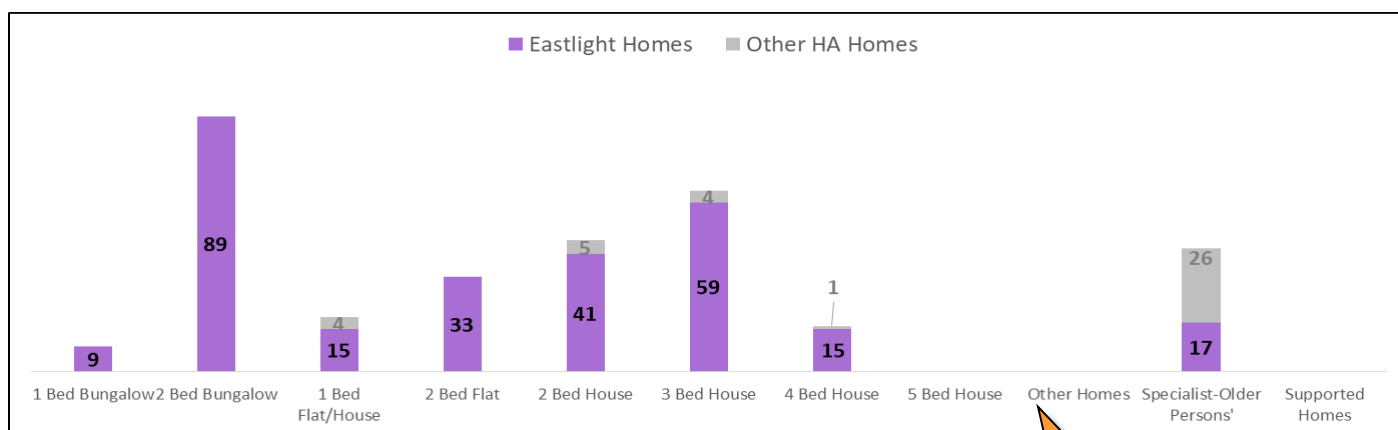
Reading this section – Examples

- There are 46 two bedroom houses in the village – 41 are owned by Eastlight Community Homes and 5 are owned by other housing associations which operate in the Braintree District
- There are 43 specialist older persons' flats in the village – these are unspecified in size on this summary sheet so they can be a mixture of studio, 1 bed 2 bed flats. 17 are owned by Eastlight and 26 are owned by other housing associations.



Housing Association homes to rent in Example Larger Village

There are 318 Housing Association homes to rent in Example Larger Village as at September 2024.



Bungalows		Flats			Houses				Spec old perso	Supported	Other	TOTAL
1 bed	2 bed	1 bed	2 bed	3 bed	2 bed	3 bed	4 bed	5 bed				
9	89	19	33	0	46	63	16	0	43		0	318

This section shows how many rented housing association homes there are in the village.

This data includes all the housing association homes which are available for social rent or for new affordable rent tenure.

This data does not include any shared ownership, homebuy or intermediate market rent homes. It does not include any properties which have been purchased under Right to Buy or any private landlords.

Sources:

- Braintree District Council's Housing Association Homes Record (at stated date – e.g. September 2024)
- Eastlight Community Homes 'Crystal' Report (at stated date – e.g. September 2024)

Only the most common property types have been shown on the graph as there is not enough room to show all property types clearly.

However, anything not shown on the graph is included in the table below – please see the 'Other' column. Other property types include:

- 3 bed flats
- 3 and 4 bed bungalows
- Studio bungalows

Specialist-older persons' homes include sheltered accommodation and Extra Care.

Supported housing includes specialist housing which provides support for people. These cover support for homelessness, learning disabilities, mental health, support for mother and baby and support for young people.

Key Housing Needs Statistics

Snapshot: January 2020



This section shows how many housing association homes have become available to let through Braintree District's lettings system each year.

This is the mean average number of properties per year (taken from the stated period – e.g. from May 2009 to September 2024)

This data includes all Housing Association homes which become available through re-lets and also includes any new-build Housing Association homes which have been let for the first time during this period of time.

Source:

- Braintree District Council's Gateway to HomeChoice records

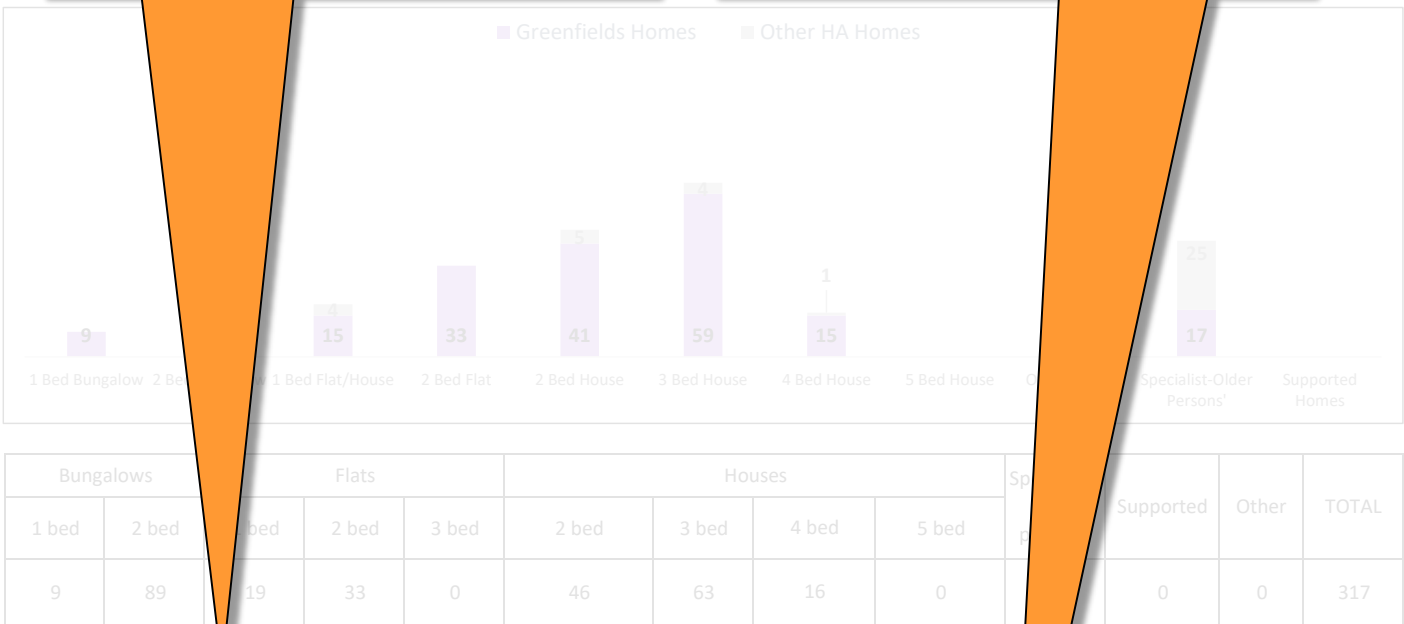
The graph is broken down into the common Housing Association property types and sizes of these properties.

Specialist-older persons' refers to a type of older persons accommodation which are typically flats for the over 55s with communal facilities and often visiting support staff or an on-site warden. This also includes Extra Care.

Bungalows refer to all bungalows let in the District

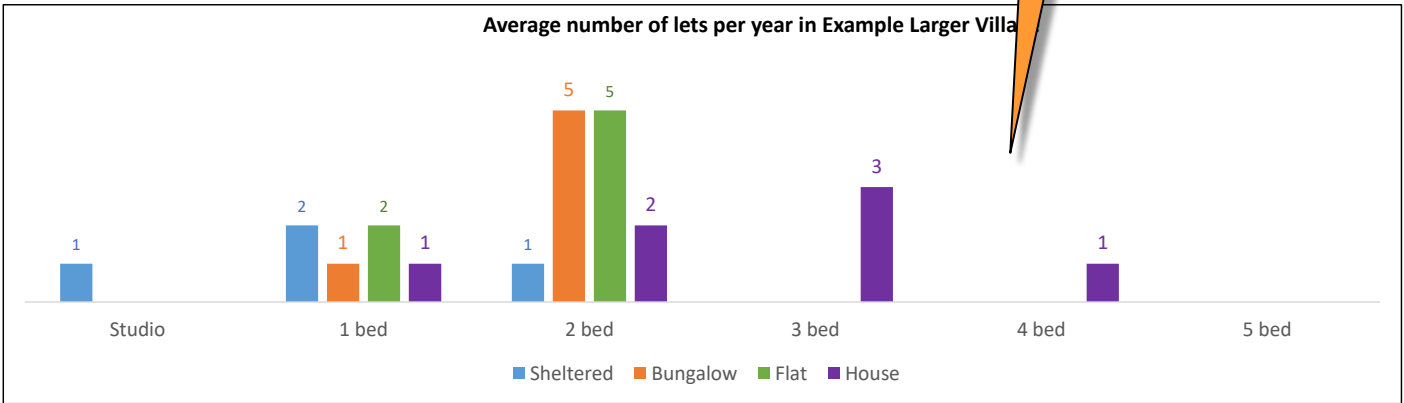
Flats include all flats and maisonettes, regardless of whether they have communal entrances or individual front doors.

Houses refer to all houses let in the District.



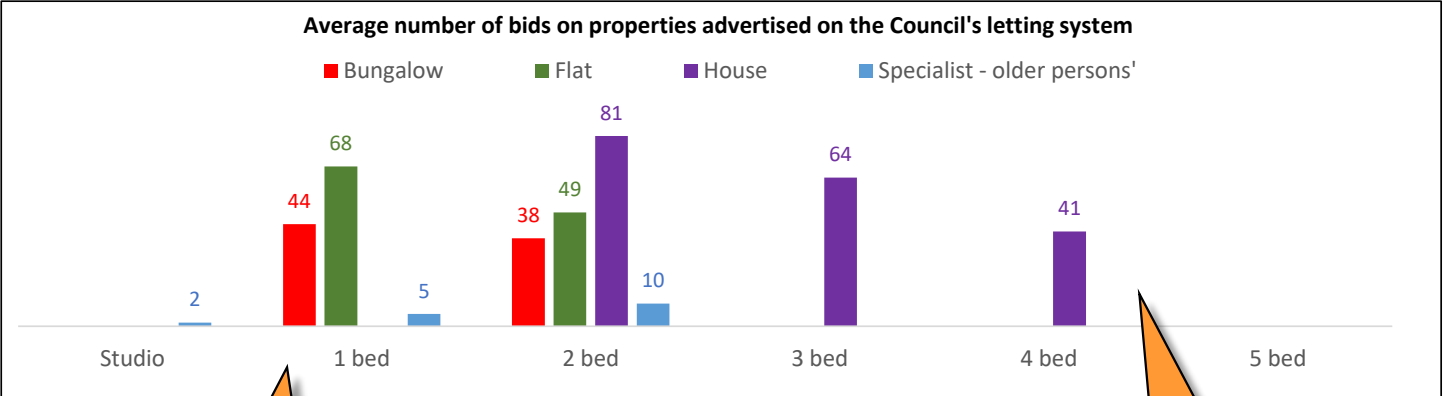
Lettings history in Example Larger Village

Number of lets per year of rented housing association homes (average from May 2009 to September 2024):



Number of bids per property in Example Larger Village

The average number of bids made for each property type which became available on the Council's lettings system between May 2009 and September 2024:



Applicants waiting for a housing association home to rent

There were 33 households registered on Braintree District Council's system (Gateway to HomeChoice) waiting for a housing association home to rent (households with an address in the village as at January 2020):

Priority band A	Priority band B	Priority band C	Priority band D to F
2 Applicants	7 Applicants	5 Applicants	1 Applicants

This graph shows the average number of applicants (households who are registered on the Council's system waiting for housing) who 'bid' for each property which is advertised to let.

'Bidding' is where the households who are waiting, indicate that they want to live in the specific property that is being advertised. The household who has the highest priority and has been waiting for the longest will normally be top of the bidding list.

This graph shows the mean average number of bids per property (taken over the stated period e.g. from May 2009 to September 2024).

For more information about the Choice based lettings system and how housing is allocated – please see the Frequently Asked Questions at the Housing StatNav website - www.braintree.gov.uk/housing/housing-statnav

Source:
Braintree District Council's 'Gateway to HomeChoice' records

The graph is broken down into the common Housing Association property types and sizes of these properties.

Specialist – older persons' refers to a type of older persons accommodation which are typically flats for the over 55s with communal facilities and often visiting support or an on-site warden.

Bungalows refer to all bungalows let in the District.

Flats include all flats and maisonettes, regardless of whether they have communal entrances or individual front doors.

Houses refer to all houses let in the District.

The property size (number of bedrooms) needed by all applicants:

Reading this section – Examples						
Apartment	1	1	1	1	1	1
Apartment	1	1	1	1	1	1
Apartment	1	1	1	1	1	1
Total	20	17	11	2	0	50

This section shows the total number of applicants who are registered with Braintree District Council waiting for affordable rented housing who currently have an address in the village.

This is a snapshot of the waiting list taken as at the stated date (e.g. October 2024).

This is only based on the applicants' current address and does not include other applicants who may also have a local connection to the village e.g.

- Close family member in the village
- Working in the village

Source:

Braintree District Council's Gateway to HomeChoice records

In this table, households are broken down by the banding they have been awarded by Braintree District Council (see below for more detail on banding).

Bands A to C are considered to be in the highest housing need (with Band A as the highest priority).

Bands D, E and F have been collated together in the table below as showing a much lower housing need:

- Bands D and F are very rare 'exception' bands where there are only a few applicants in these bands each year
- Band E has the highest number of applicants in the District – but they are not considered to be in immediate housing need.

Applicants waiting for a housing association home to rent

There were 33 households registered on Braintree District Council's system (Gateway to HomeChoice) waiting for housing association homes (households with a current address in the village as at October 2024):

Priority band A	Priority band B	Priority band C	Other bands D to F
2 Applicants	7 Applicants	5 Applicants	19 Applicants

For more information about the priority 'bands' (A to F) for housing applications, please see the guide to the data.

Applicants in Example Larger Village and surrounding villages

Reading this section – Examples

- There are a total of 33 households who are registered with the Council waiting for housing association homes, who currently live in the village.
- 7 of the 33 households have been prioritised as Band B.
- It is also likely that there are more applicants waiting, who do not currently live there, but who may have a local connection to the village.

More details about Priority Banding

When the Council receives an application for housing, the household will be assessed and the application will be placed in a priority 'Band' from A to F, with A as the highest priority.

Bands A to C are for applications which the Council has awarded some priority to and are considered in higher 'housing need'. It also includes social tenants wanting to move to a smaller home.

Band D is for applications where there is a need but are households who have been 'demoted'. This could be due to rent arrears or problems in their current or former tenancy.

Band E is for applications where the residents have no immediate need to move.

Band F is used for people who have care needs and are applying to specialist accommodation only.

For more information on how housing is allocated, please see the Frequently Asked Questions at www.braintree.gov.uk/housing/housing-statnav

Full details of the banding scheme are also available on the Council's web-site.

Number of bids per property in Example Larger Village

Similar to the previous section, this data shows the total number of applicants waiting for affordable rented housing who currently have an address in the village. **However this data also includes other villages which neighbour this village.**

The surrounding villages included are those which could reasonably be considered to be included in a local lettings policy.

This is a snapshot of the waiting list taken at the stated date (e.g October 2024).

This is only based on the applicants’ current address and does not include other applicants who may also have a local connection to the villages e.g.

- Close family member in the villages
- Working in the village

Source:
Braintree District Council’s Gateway to HomeChoice records

For detailed information on Banding and how applications are prioritised – please see previous page.

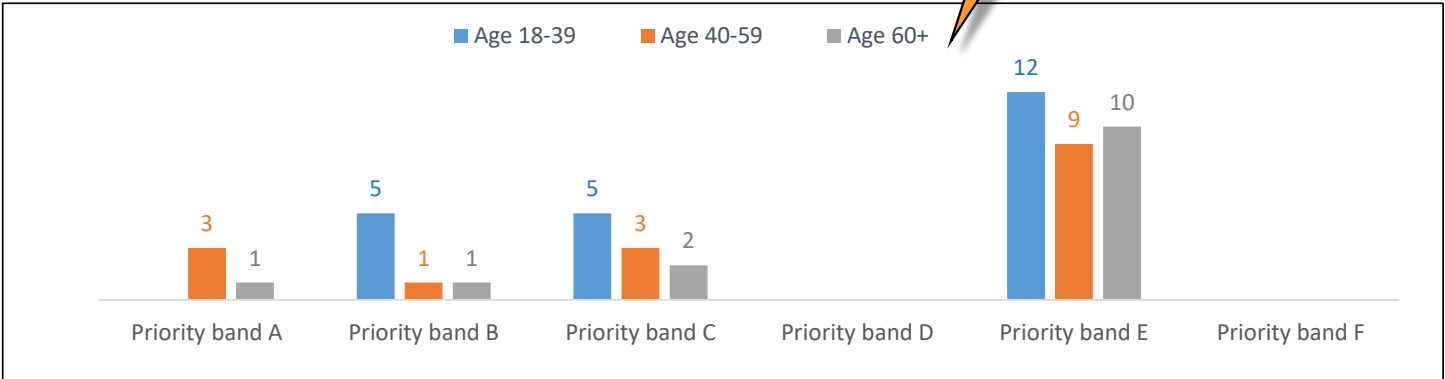
This data is also broken down by the age group of the lead applicant to help understand what types of housing may be required by applicants.

2 Applicants	7 Applicants	5 Applicants	19 Applicants
--------------	--------------	--------------	---------------

For more information about the priority 'bands' for housing applications, please see the guidance page data.

Applicants in Example Larger Village and surrounding villages

There were 52 households registered for housing association homes with a current address in Example Larger Village and surrounding villages (Village A, Village B, Village C and Village D) at October 2024. These are broken down by priority 'bands' A to F:



Priority band A	Priority band B	Priority band C	Other bands D to F
4	7	10	31

Reading this section – Examples

- In this village and the neighbouring villages outlined above, there are 21 applicants in Bands A to C. The majority of these applicants are aged 18-39
- There are only 4 applicants in Band A – in 3 of which the applicant of the household is aged 40-59 years and in 1 the applicant of the household is aged 60 years or older

Priority band C	12	10	8	1		31
Other bands D to F	1	1				2
Total	20	17	11	2	0	50

Reading this section – Examples

In this village and the neighbouring villages outlined above, there are 18 applicants waiting for 2 bedroom homes – In 2 of these households the lead applicant is over 60 years old.

There are 3 applicants from this village or the specified neighbouring villages waiting for a 4 bedroom home.

The greatest need in this village is for 1 and 2 bedroom properties as there are 35 households on the housing register in in Bands A to C in need of these types of accommodation.

This section shows the age and property size required breakdown of all applicants who are registered with Braintree District Council waiting for affordable rented housing - who currently have an address in this village and other villages which neighbour this village.

The surrounding villages included are those which could reasonably be considered to be included in a local lettings policy.

This is a snapshot of the waiting list as at the stated date (e.g. October 2024)

This is only based on the applicants' current address and does not include other applicants who may also have a local connection to the villages e.g.

- Close family member in the villages
- Working in the villages

Source:

Braintree District Council's Gateway to HomeChoice records

This data is also broken down by priority banding, showing Bands A, B and C with Bands D-F aggregated together.

These tables show the largest property size that a household would be allocated.

Priority band A	Priority band B	Priority band C	Other bands D to F
4	7	10	31

The property size (number of bedrooms) needed by all applicants:

	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
Age 18-39	4	9	8	1	0	22
Age 40-59		7	3	2	0	16
Age 60+	12	2	0	0	0	14
Total	20	18	11	3	0	52

	1 bed	2 bed	3 bed	4 bed	5+ bed	Total
Priority band A	2	1	3	1		7
Priority band B	5	5				10
Priority band C	12	10	8	1		31
Other bands D to F	1	1				2
Total	20	17	11	2	0	50