



Durham Key Options

Choice Based Letting

Strategic Housing Quarterly Performance Report

Quarter 2 2010

**Reports covers periods between
1/4/2010 to 29/6/2010**

Introduction

County Durham's Choice-based Letting Scheme (CBL) was created on the 1st October 2009 and operates under the brand name of "Durham Key Options". The scheme has been designed to make the allocation of housing more transparent for potential applicants allowing greater choice and empowerment over where they would like to live.

Through negotiations between Durham County Council and the Social Housing Providers in 2006 an agreement was reached that all current former Council stock providers (LSVT's) would advertise 100% of their dwellings as they become vacant and available for rent including:-

- Durham City Homes
- Dale and Valley Homes
- East Durham Homes
- Sedgefield Borough Homes
- Derwentside Homes
- Teesdale Housing Association
- Cestria Community Homes (expected to join the scheme in mid 2010)

A further benefit to the scheme is that 15 Registered Providers have also agreed to offer 50% of their properties on this system. Note that the Housing Associations continue to operate their own waiting lists as well. Members who have signed up to the agreements include:-

- Accent
- Broad Acres
- Cheviot Housing Association
- DAMHA
- Hanover
- Home Group
- Housing 21
- Johnnie Johnson Housing Trust
- Nomade 5
- Places for People
- Railway Housing Association
- Riverside North East
- Sherburn House Charity
- Three Rivers
- Two Castles

The primary objective of this report is to provide top line statistical CBL information to the Strategic Housing section to assist with the development of strategies and policy updates for County Durham as and when required.

The report follows a logical structure to allow the reader to quickly understand the demographics of current applicants on the waiting list, the types of properties on offer and the bidding performance data over the past quarter.

To avoid the document becoming too large and difficult for the reader to digest tables and textual information have been kept to a minimum. It is envisaged that information within this report will provoke further discussion and whilst the addition of further table and charts could be added in future releases some requests may need a more ad-hoc approach.

If the reader wishes to give some general feedback on this report can you please contact:-

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Current Social Housing Stock

Name of Organisation	Type of social provider	Total
Sedgefield Borough Homes	LSVT	8555
East Durham Homes	ALMO	8537
Derwentside Housing Association	LSVT	6705
Durham City Homes	INMO	6110
Dale and Valley Homes	ALMO	4329
Home Housing	RSL	2967
Three Rivers HA	RSL	1857
Durham Aged Miners Homes	RSL	1280
Accent HA	RSL	948
Teesdale HA	LSVT	875
Endeavour HA	RSL	43
Hanover Housing	RSL	358
NormadE5	RSL	261
Places for People	RSL for People	194
Riverside HA	RSL	130
Two Castle Housing Association	RSL	97
Sherburn House Charity	RSL	85
Housing 21	RSL	68
Johnnie Johnson	RSL	65
Railway Housing Association	RSL	49
Cheviot Housing Association	RSL	17
Broadacres	RSL	10
Total Stock		43540

RSL's expected to join in 2010

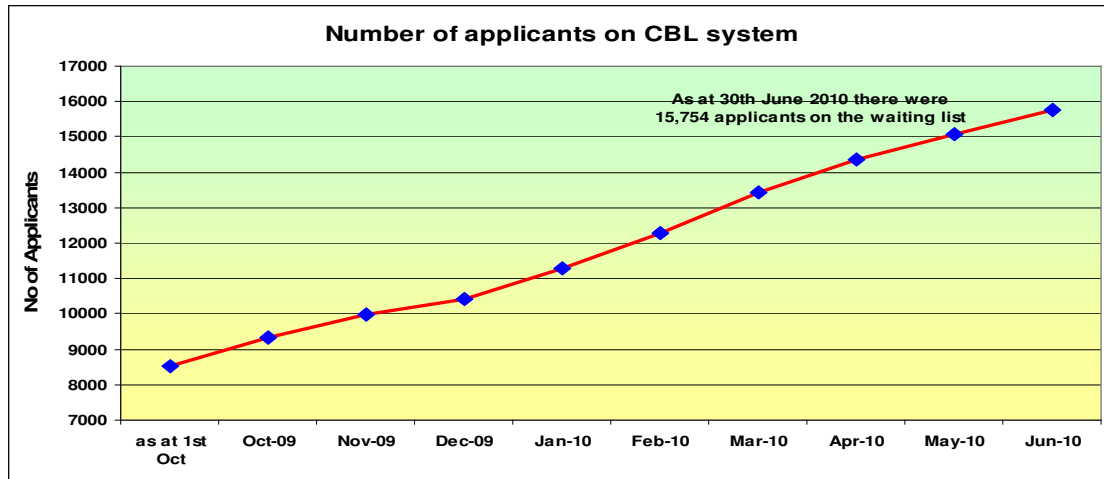
Name of Organisation	Type of social provider	Total
Cestria Community Housing	LSVT	4255
Anchor Trust	RSL	165
Addition Stock		4420

DCC figures as at January 2010

Please Note that Large Scale Voluntary Transfer Authorities nominate 100% of their housing stock to the scheme whilst RSL's nominate 50% of their stock with the remainder of their stock being allocated from their own waiting list.

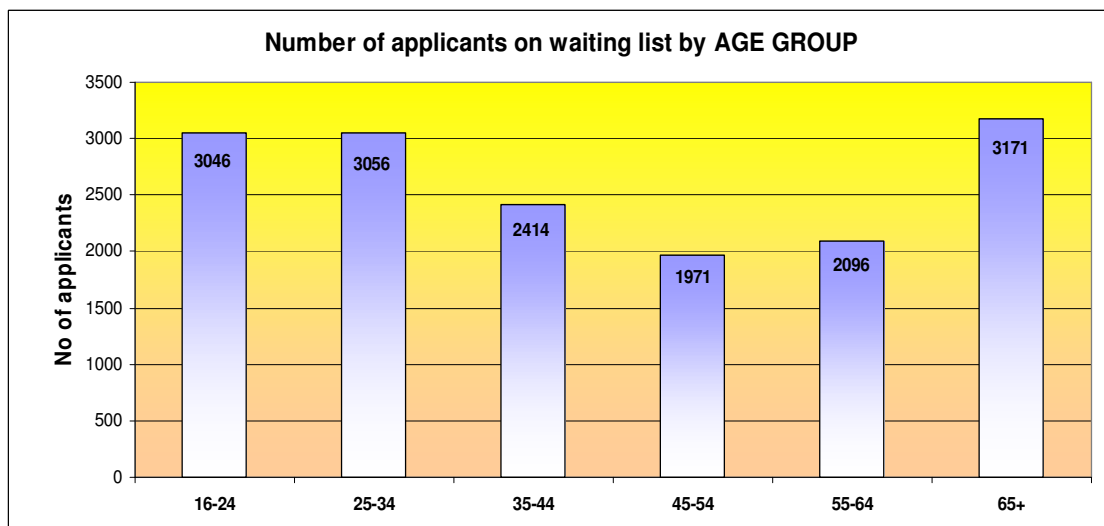
Applicants Demographics

Application Trend Analysis



Over 7,245 new applicants have joined the waiting list since Durham Key Options started at the beginning of October 2009. There were 15,754 applicants on the waiting list at the end of June 2010.

Age Analysis



Whilst people aged 65 and over still make up the largest proportion of applicants on the waiting list, applications from the younger age groups are starting to rise and now make up 39% of all applicants.

Ethnic Analysis

Ethnic Category	Total Applicants	% of applicants
White British	6954	44.1%
White English	8273	52.5%
White Welsh	36	0.2%
White Scottish	100	0.6%
White Northern Irish	13	0.1%
White Irish	25	0.2%
White Polish	87	0.6%
White Lithuanian	4	0.0%
White Other	87	0.6%
Black or Black British Carribean	3	0.0%
Black or Black British African	6	0.0%
Black or Black British Any other background	3	0.0%
Asian or Asian British - Indian	4	0.0%
Asian or Asian British - Pakistani	3	0.0%
Asian or Asian British - Bangladeshi	4	0.0%
Asian or Asian British - Chinese	6	0.0%
Asian or Asian British - Other	21	0.1%
Travelling Community - Gypsy / Roma	7	0.0%
Travelling Community - Other	1	0.0%
Mixed - W & B Carribean	6	0.0%
Mixed - W & B African	2	0.0%
Mixed – White & Asian	8	0.1%
Mixed - Other Mixed background	3	0.0%
Other Ethnic Origin - Other Groups	26	0.2%
No Ethnic Group	72	0.5%
Total of Ethnic Origin	15754	

Based on ethnicity of main applicant

Applicants are split over 24 ethnic groups with White English/British dominating the waiting list, there is no significant BME group on the list.

Gender Analysis

Gender	Total Applicants	% of applicants
Female	9062	58%
Male	6692	42%
Total Gender	15754	

There has been a largest percentage of females joining the scheme than males.

Religion

Religion	Total Applicants	% of applicants
Christian	10234	65%
Buddhist	482	3%
Muslim	36	0%
Hindu	9	0%
Sikh	4	0%
Jewish	2	0%
Other Religion	405	3%
No religion stated	4582	29%
Total	15754	

The main religious groups are closely align with the ethnic groups

Total Applicants by band

Band Grouping	Total Applicants	% of applicants
A	251	2%
A+	59	0%
B	168	1%
B+	113	1%
C	4530	29%
C+	1118	7%
D	2900	18%
E	5656	36%
F	591	4%
Pending	368	2%
Total of Band	15754	

Over 58% of applicants are currently placed in one of the reasonable preference groups (Bands A to D) and therefore have a greater chance of securing a property advertised under their banding group.

Total applicants registered with each partner or scheme

Partner	Total Applicants	% of applicants	Stock	% of stock
East Durham Homes	3462	22%	8537	20%
Derwentside Homes	3432	22%	6705	15%
Sedgefield Borough Homes	3059	19%	8555	20%
Durham City Homes	2657	17%	6110	14%
Dale and Valley Homes	2046	13%	4329	10%
Chester-le-Street	673	4%	4255	TBC
Teesdale Housing Association	425	3%	875	2%
Total Applications	15754			

Applications are quite evenly spread over the partners throughout County Durham.

Where do applicants currently live?

CBL Area	Total Applicants	% of applicants
Chester-le-Street Area	645	4%
Derwentside Area	3110	20%
Durham City Area	2457	16%
Easington Area	3429	22%
Sedgefield Area	2723	17%
Teesdale Area	243	2%
Wear Valley Area	2063	13%
Northumberland	27	0%
Tees Valley	184	1%
Tyne and Wear	477	3%
Outside North East	364	2%
Outside UK	18	0%
No fixed abode	14	0%
Total Applicants	15754	

93% of applicants live within the County Durham boundaries. People living on the fringe borders in Tyne and Wear and Tees Valley makes up the majority of outside applicants.

Reasons why applicant would like to move

Reason why you want/need to move home	Total no of applicants
Property unsuitable due to ill health/ disability/ mental health problem	3405
Property too small	2616
To live independently	2405
Other (please state)	2215
Can't afford rent/mortgage/upkeep of your home	2063
Property too large	1927
Asked to leave by family/friends	1745
Relationship breakdown (0n-violent)	1575
Neighbourhood problems/vandalism/burglary	1050
To give/receive care or support	1032
Homeless	890
Harassment	676
Property unsuitable due to poor condition (private or owner occupied property only)	652
Living in temporary accommodation	632
Asked to leave by landlord	496
Domestic violence/abuse	426
To be nearer to work/training	382
To move nearer to special facilities such as a school/hospital	350
Eviction order/repossession	194
Need to move on from supported accommodation	139
Property in regeneration area	97
Loss of tied accommodation	56
Release from prison	50
Discharge from hospital	48
Care Leaver	47
HM Forces discharge	44

NOTE: An applicant can choose more than one reason as to why they want or need to move home

21% of all applicants would like to move because of health reasons. 17% of applicants find their current property too small and 15% of applicants want to live independently from their family or friends. 13% of applicants are unable to afford the rent or mortgage on their current home.

What type of Property are the applicants requesting?

Property Type Required	Total applicants
House	10315
Bungalow	7431
Flat	5585
Maisonette	2010
Sheltered	446
Bedsit	639
Total	26426

NOTE:- Applicants are able to choose more than one property type

65% of all applicants on the waiting list would prefer to live in a house and 47% in a bungalow.

How many bedrooms has the applicant requested?

Bedroom size	No of applicants	% of applicants
1 bedroom	1834	11.6%
2 bedrooms	9828	62.4%
3 bedrooms	3292	20.9%
4 bedrooms	422	2.7%
5+ bedrooms	36	0.2%
Not Stated	342	2.2%
Total	15754	

62% of all applicants would like a dwelling which has at least two bedrooms and a further 21% three bedrooms.

What is the Income of the main applicant?

Income Banding	Main Applicant	% of applicants
Below 10,000	9350	59%
10,000 - 14,999	3136	20%
15,000 - 19,999	1109	7%
20,000 - 24,999	407	3%
25,000 - 29,999	135	1%
30,000 - 34,999	61	0%
35,000 - 60,000	21	0%
60,000 +	8	0%
Not Stated	1527	10%
Grand Total	15754	

Nearly 60% of applicants have an income of under £10,000 indicating the low income levels of many applicants who join the waiting list.

How much Equity does the applicant have in their current property?

Equity Banding	Main Applicant	% of applicants
Below 10,000	941	31%
10,000 - 14,999	171	6%
15,000 - 19,999	119	4%
20,000 - 24,999	115	4%
25,000 - 29,999	90	3%
30,000 - 34,999	108	4%
35,000 - 60,000	413	13%
60,000 +	1103	36%
Grand Total	3060	

Only 19% of applicants on the waiting list have some form of equity in their property. (Please notes that some people may have included savings in these figures).

Top 2 localities of preference in each area

County Durham Area	Locality	No of Applicants
CHESTER-LE-STREET	Chester le Street Central	631
	Whitehill Park	350
DERWENTSIDE AREA	Consett	1269
	East Stanley	933
DURHAM CITY AREA	Framwellgate Moor	933
	Gilesgate	879
EAST DURHAM AREA	Acre Rigg	1152
	Howletch	1037
SEDFIELD AREA	Central Area, Newton Aycliffe	1050
	Shafto, Newton Aycliffe	1005
TEESDALE AREA	Barnard Castle	443
	Staindrop	283
WEAR VALLEY AREA	Bishop Auckland Town Ctre	800
	Crook Town Centre	691

Whilst a detailed analysis of the applicant's locality preferences can be found in the tables below the above table highlights some of the key settlements which are in the greatest demand by area.

Detailed areas of preference by locality for applicants

Please note that an applicant can choose more than one location of preference

CHESTER-LE-STREET	Applicants
Beamish	307
Bourmoor	267
Chester le Street Central	631
Chester Moor	314
Edmondsley	241
Fencehouses	250
Grange Villa	231
Great Lumley	326
High Handenhold	233
Kimbleworth	264
Nettlesworth	282
Newfield	258
Northlands	275
Ouston	291
Pelton	331
Pelton Fell	327
Pelton Lane Ends	230
Perkinsville	288
Sacriston	319
South Pelaw	348
West Lane	307
West Pelton	255
Whitehill Park	350
Total of Area	6925

DERWENTSIDE AREA	Applicants
Acton Dene Estate, Stanley	568
Alder Crescent Area, Tantobie	366
Alderdene, Lanchester	510
Annfield Place, Annfield Plain	577
Avon Road, South Stanley	601
Benfieldside, Consett	574
Billie Pit, Annfield Plain	504
Blackfyne, Consett	638
Briardene, Esh Winning	312
Bridgehill, Consett	554
Burnhope	348
Castleside	442
Catchgate Area	407
Central and New Kyo	417
Chester Road Estate, Stanley	835
Church Estate, Blackhill	576
Consett	1269
Constable Close Area, Stanley	755
Craghead	400
Crookgate	312
Delves Lane	614
Dipton	454
Durham Road Estate, Leadgate	471
East Stanley	933
Eastfields/Westfields, Stanley	810
Ebchester	427
Ewehurst, Flinthill	328
Famous Ladies, South Stanley	535
Finings Avenue Estate, Langley Park	363
Good Street, Stanley	487
Greenwood Avenue, Burnhopefield	317
Hamsterley	368
Hills and Composers, South Stanley	516
Hollyhill Gardens, South Stanley	514
Jet Estate, Annfield Plain	511
Langley Park Estate, Langley Park	456
Lilac Crescent Park, Burnopfield	397
Lily Gardens, Flinthill	334
Lintz/Leazes, Burnopfield	424
Louisa Estate, Stanley	704
Mandela, Oxhill	416
Medomsley	415
Moorside Estate	419
Old Annfield Plain	394
Redbrick Estate, Esh Winning	307
Rivers Estate, South Stanley	526
Satley	296
Shield Row	504
Shotley Bridge	560
Sleepy Valley	304
South Moor	377
Tanfield	556
The Dene, Medomsley	309
The Kop, Langley Park	355
Total of Area	26666

DURHAM CITY AREA	Applicants
Bearpark	505
Bowburn	514
Brandon	686
Brasside	464
Carrville	731
Cassop	370
Claypath	613
Coxhoe	583
Crossgate	510
Croxdale	418
Elvet	641
Esh Winning	509
Framwellgate Moor	933
Gilesgate	879
Gilesgate Moor	663
Kelloe	372
Langley Moor	579
Littletown	341
Ludworth	341
Meadowfield	622
Nevilles Cross	591
New Brancepeth	410
Pittington	447
Pity Me	683
Quarrington Hill	363
Shadforth	375
Sherburn Hill	410
Sherburn Road	433
Sherburn Village	653
Shincliffe	446
Ushaw Moor	570
West Rainton	434
Witton Gilbert	512
Total of Area	17601

EAST DURHAM AREA	Applicants
Acre Rigg	1152
Blackhall & Hesledon	530
Chapel Hill	977
Denehouse	1028
Easington	676
Eden Hill	926
Haswell	311
Hornden	667
Howlatch	1037
Murton	495
Passfield & Sunny Blunts	1012
Seaham 1 = Milldale, Byron Lodge, Seaton and Westlea	909
Seaham 2 = Eastlea, Deneside, Dalton le dale and Northlea	940
Seaham 3 = Harbour, Parkside, Princess, Dawdon, Denehouse	909
Shotton	470
South Hetton & Hawthorn	390
Station Town/Hutton Henry	291
Thornley	326
Trimdon	274
Wheatley Hill	344
Wingate & Castle Eden	427
Total of Area	14091

SEDGEFIELD AREA	Applicants
Agnew & Burnhill, Newton Aycliffe	663
Aycliffe Village, Newton Aycliffe	686
Bishop Middleham, Ferryhill	374
Byers Green, Spennymoor	409
Central Area, Newton Aycliffe	1050
Central Area, Shildon	535
Chilton	326
Chilton Lane, Ferryhill	324
Cleves Cross, Ferryhill	468
Dean Bank, Ferryhill	326
Ferryhill Village	481
Fishburn Village	324
Horndale, Newton Aycliffe	644
Jubilee Fields Estate, Shildon	375
Kirk Merrington, Spennymoor	486
Middlestone Moor, Spennymoor	627
Middridge, Shildon	383
Mordon, Sedgefield	243
New Shildon	427
Sedgefield	444
Shafto, Newton Aycliffe	1005
Simpasture, Newton Aycliffe	983
Spennymoor Town Centre	857
Trimdon Colliery	285
Trimdon Grange	306
Trimdon Village	371
Tudhoe/Tudhoe Grange, Spennymoor	617
West Cornforth (Lower Side)	272
West Cornforth (Top Side)	272
Western Area, Newton Aycliffe	620
Windlestone, Chilton	284
York Hill (Tudhoe), Spennymoor	467
Total of Area	15934

TEESDALE AREA	Applicants
Barnard Castle	443
Bolam	177
Bowes	196
Butterknowle	187
Cockfield	216
Copley	182
Cotherstone	208
Egglesstone	191
Etherley	218
Evenwood	254
Gainford	228
Hamsterley	229
Ingleton	204
Mickleton	182
Middleton	222
Ovington	173
Ramshaw	178
Romaldkirk	182
Staindrop	283
Stainton Grove	232
Startforth	230
Toft Hill	213
Whorlton	179
Winston	189
Woodland	183
Total of Area	5379

WEAR VALLEY AREA	Applicants
Bishop Auckland Town Centre	800
Coundon	308
Crook Town Centre	691
Dene Valley	209
Escomb Village	246
Fir Tree	86
Frosterley	289
Henknowle	649
Howden - le Wear	301
Hunwick	318
Leeholme	271
Crook	539
South Church	461
St Andrews Road	480
St Helen Auckland	388
Stanhope	323
Stanley Way	241
Sunnybrow	327
Tow Law	256
Upper Weardale Villages	243
Watergate Estate	502
West Auckland	418
Willington	484
Witton-le-Wear	255
Wolsingham	375
Woodhouse Close Estate, Bishop Auckland (Lower)	552
Woodhouse Close Estate, Bishop Auckland (Upper)	510
Total of Area	10522

Property Analysis

Properties advertised over the last three months by area and quota

Area	Band B	Band C	Band D	Total
Chester-le-Street Area	3	2	0	5
Derwentside Area	109	56	19	184
Durham City Area	119	82	29	230
East Durham Area	166	113	39	318
Sedgefield Area	234	133	48	415
Teesdale Area	55	41	14	110
Wear Valley Area	91	62	21	174
Pending	0	0	0	0
Total Properties	777	489	170	1436
% of Properties	54%	34%	12%	

A total of 1436 properties were advertised over the last quarter. The allocation of banding groupings to properties advertised is automatically generated by the CBL system. The table above highlights that the apportionment is working correctly with 88% of properties being advertised to groups in Bands B and C and 12% in Band D.

Properties advertised by partner

Team Property	Band B	Band C	Band D	Total	Type of provider	% nomination
Dale and Valley Homes	73	38	13	124	ALMO	100%
Derwentside Homes	100	44	17	161	LSVT	100%
Durham City Homes	102	67	27	196	INMO	100%
East Durham Homes	154	103	34	291	ALMO	100%
Sedgefield Borough Homes	218	128	46	392	LSVT	100%
Teesdale Housing Association	47	34	12	93	LSVT	100%
Accent Foundation	6	6	4	16	RSL	50%
Anchor Trust	0	0	0	0	RSL	50%
Chester le Street	0	0	0	0	RSL	50%
Durham Aged Miners HA	11	18	1	30	RSL	50%
Hanover Housing Association	0	2	0	2	RSL	50%
Home	35	13	9	57	RSL	50%
Housing 21	0	0	0	0	RSL	50%
Johnnie Johnson Housing Trust	3	2	0	5	RSL	50%
NomadE5	2	1	1	4	RSL	50%
Places for People	6	19	3	28	RSL	50%
Private Landlord	1	0	0	1	RSL	50%
Railway Housing Association	2	0	0	2	RSL	50%
Riverside North East	2	3	1	6	RSL	50%
Sherburn House Charity	2	0	0	2	RSL	50%
Tees Valley Housing	4	5	2	11	RSL	50%
Three Rivers	9	6	0	15	RSL	50%
Grand Total	777	489	170	1436		

It is unsurprising that the biggest stock holding companies are advertising the most social properties in County Durham. 87% of properties advertised over the quarter have been provided by an LSVT or an ALMO.

Properties advertised by Type

Property Type	Band B	Band C	Band D	Grand Total
Sheltered Bedsit	63	21	2	86
Flat	121	93	24	238
Maisonnette	5	7	2	14
Bungalow	177	65	28	270
Bungalow (U60)	92	59	28	179
Terraced house	132	101	33	266
Semi detached house	174	112	42	328
Detached house	7	5	1	13
Grand Total	777	489	170	1436
% of properties	54%	34%	12%	

The type of property advertised is quite evenly spread between Bungalows, Flats, Terraced houses and Semi-detached houses.

Properties advertised by Bedroom Size

Bedroom size	Band B	Band C	Band D	Grand Total	% of propties
1 Bed	292	177	53	522	36%
2 Bed	324	191	74	589	41%
3 Bed	153	110	33	296	21%
4 Bed	8	4	4	16	1%
Studio	0	7	6	13	1%
Grand Total	777	489	170	1436	

77% of properties advertised over the quarter are one and two bedroom dwellings which reflects the larger number of properties held in stock with this number of bedrooms one bedroom properties have a higher rate of turnover and lower levels of demand in some areas.

Bidding Analysis

Number of Bids per applicant by Age Group

Age Group	No of applicants bidding	% of Total Bids
16-24	7565	30%
25-34	5576	22%
35-44	3845	15%
45-54	3392	14%
55-64	2169	9%
65+	2265	9%
Total Number of Bids	24812	

24812 bids were made by 3671 applicants during this quarter highlighting that 23% of all applicants placed a bid during this period. 52% of those bids made were from the 16-34 age groups, only 9% of all bids are made by the 65+ age group.

Bids by Ethnic Group

Age Group	No of applicants bidding
White British	7279
White English	16566
White Welsh	35
White Scottish	132
White Northern Irish	11
White Irish	33
White Polish	297
White Lithuanian	18
White Other	145
Black or Black British African	3
Black or Black British Any oth bckgnd	43
Asian or Asian British - Chinese	3
Asian or Asian British - Indian	17
Asian or Asian British - Other	36
Other Ethnic Origin - Other Groups	87
Travelling Community - Gypsy / Roma	2
Mixed - White & Asian	15
Mixed - W & B African	16
Mixed - W & B Carribean	3
Mixed - Other Mixed background	6
Ethnic Group missing	65
Total Number of Bids	24812

NOTE – An applicant can make more than one bid

Whilst White British/English makes up over 96% of all bidding in the quarter. Bidding by the Polish and White Other groupings have increased recently.

Bids by Band

Band Group	No of applicants bidding	% of Total Bids
A	339	1%
A+	25	0%
B	728	3%
B+	433	2%
C	10074	41%
C+	2030	8%
D	6126	25%
E	4309	17%
F	748	3%
Total Number of Bids	24812	

Reasonable preference groups (Band A to D) make up 80% of all bids indicating those applicants in need are spending time bidding.

Bids by Property Type

Property Type	No of bids	% of Bids
Sheltered	244	1%
Bedsit	50	0%
Flat	2795	11%
Maisonnette	380	2%
Bungalow	3064	12%
Bungalow (U60)	1897	8%
Terraced house	6633	27%
Semi detached house	9377	38%
Detached house	372	1%
Total Number of Bids	24812	

Over 65% of all bids were made for terraced or semi-detached properties throughout the quarter as there were 266 terraced properties advertised in this quarter an average of 25 bids per property were placed. 328 semi-detached properties were advertised in this quarter with an average of 29 bids per property.

Bids by partner

Partner	No of bids	% of Bids	% of total applicants on waiting list
East Durham Homes	6118	25%	22%
Derwentside Homes	6184	25%	22%
Sedgefield Borough Homes	4771	19%	19%
Durham City Homes	3947	16%	17%
Dale and Valley Homes	3076	12%	13%
Chester-le-Street	399	2%	4%
Teesdale Housing Association	317	1%	3%
Total Number of Bids	24812		

The number of bids closely reflects the total number of applicants on the waiting list for each partner.

Bidding Method

Provider	AutoBid	CTI	Call Centre	SMS	Web	Total
Chester-le-Street Area	0	3	5	0	391	399
Derwentside Area	113	184	300	49	2430	3076
Durham City Area	980	332	66	99	4707	6184
East Durham Area	433	183	57	8	3266	3947
Sedgefield Area	1	390	722	126	4879	6118
Teesdale Area	48	221	582	76	3844	4771
Wear Valley Area	0	73	1	1	242	317
Total Number of Bids	1575	1386	1733	359	19759	24812
% of media used	6%	6%	7%	1%	80%	

Whilst CBL offers applicants range of services to assist with the bidding process over 80% of bids were placed via the web.