

Annual lettings report 2021 - 2022



Each year we will publish an annual lettings report that will include information to help applicants make informed choices about their housing options. The information in this report was taken from Lichfield District Homes which was launched on 1 April 2021.

This document is designed to inform applicants joining the housing register of their expected waiting times and likelihood of housing becoming available in their area(s) of choice. The data is also used to inform partners about local housing needs and demand.

The data included in this annual lettings report is from 1 April 2021 – 31 March 2022. An updated report on 2022/2023's figures will be released in late 2023.

Lettings by band and bedroom number

522 properties were advertised on Lichfield District Homes.

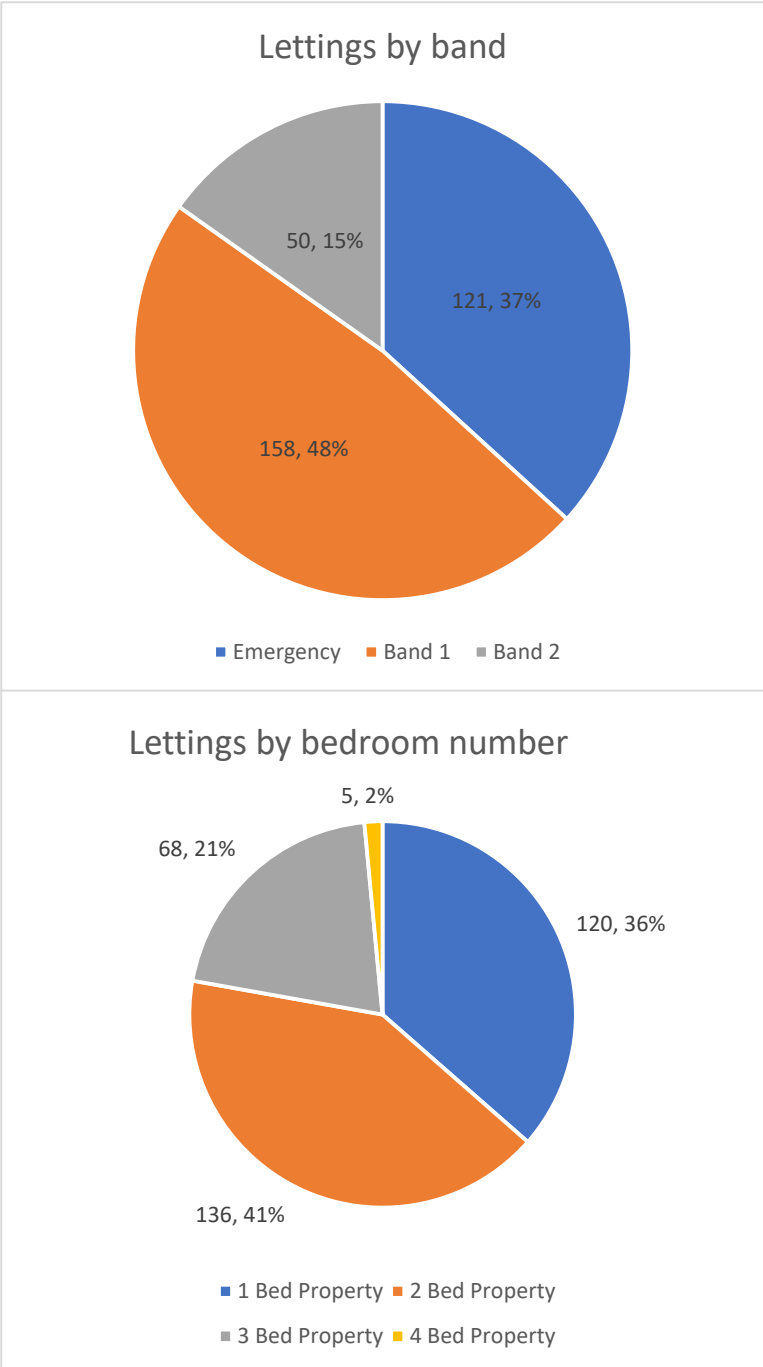
11 direct let shortlists were generated, making a total of 533 properties available for let through Lichfield District Homes.

A healthy supply of new build properties has been delivered this year totalling 188 properties for rent.

New properties are still being built however numbers of new builds are expected to reduce in subsequent years.

329 (62%) properties were let to applicants within the year. Of these the largest percentage (48%) was allocated to applicants in band 1 (see lettings by band).

The breakdown of the total 329 lettings by bedroom number, with the largest percentage of lettings (41%) being to two-bedroom properties (see lettings by bedroom number)



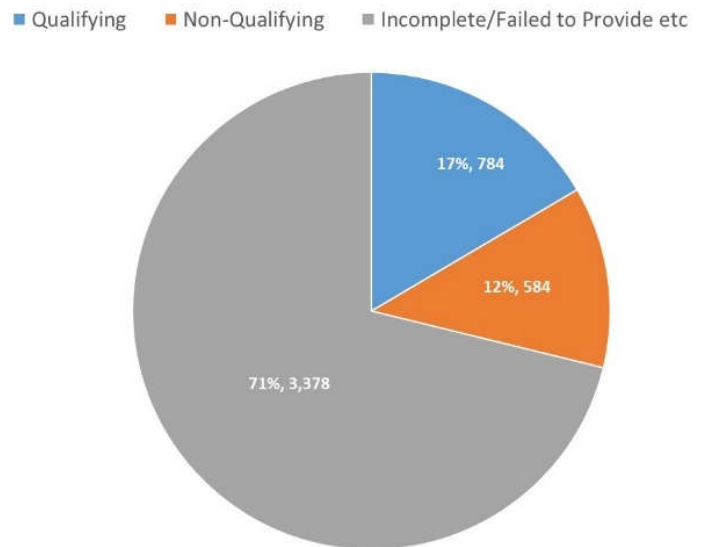
Customer demand

During the first year of operation, 4,746 applications were received through the Lichfield District Homes website.

Of these applications, 17% (784 applications) were qualifying applicants and went on to become live application.

12% (584 applications) were non-qualifying and 71% (3,378 applications) failed to complete their application or failed to provide required documentation required to assess their applications.

Customer demand

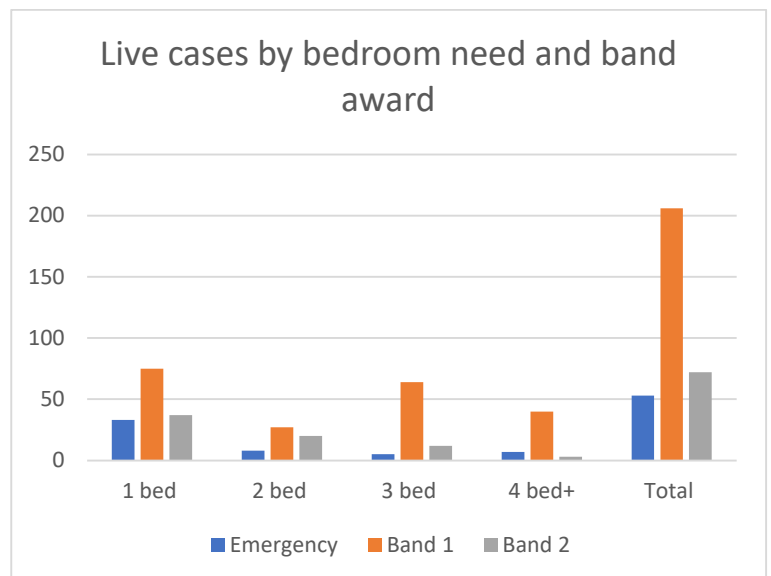


Waiting lists by bedroom need and band

There are applicants waiting for homes of each bedroom type (1, 2, 3 and 4+ bedrooms).

The highest number of applicants waiting for each bedroom type are in band 1.

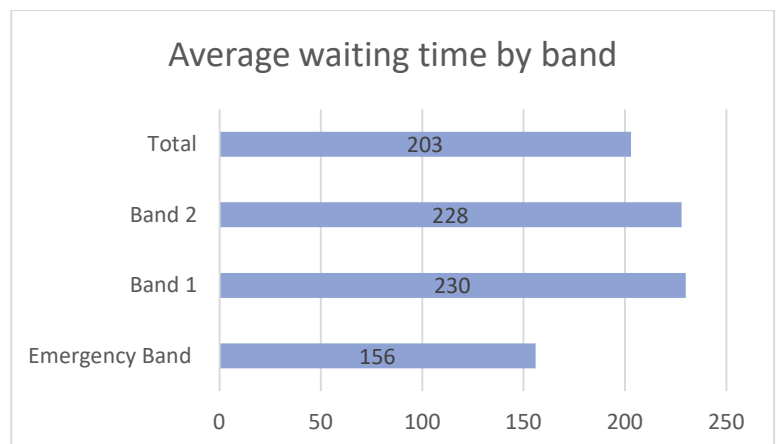
One bedroom and three-bedroom properties have the highest number of applicants waiting overall.



Wait times based on banding

The average waiting time across all bands was 203 days.

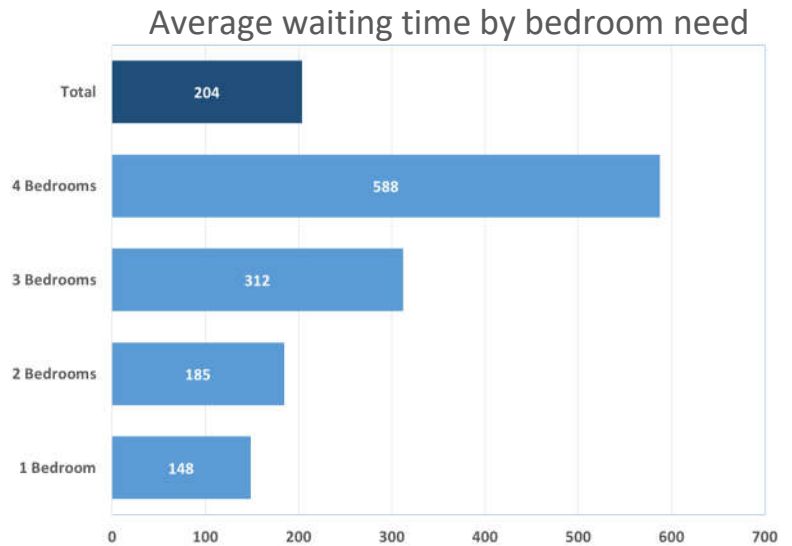
The average wait will depend on the applicant's band, the area chosen by an applicant and their bedroom need. Some areas have a longer waiting time than others due to the frequency of lettings and stock of properties available.



A guide to the availability and lettings of properties in each ward is at **Appendix 1**.

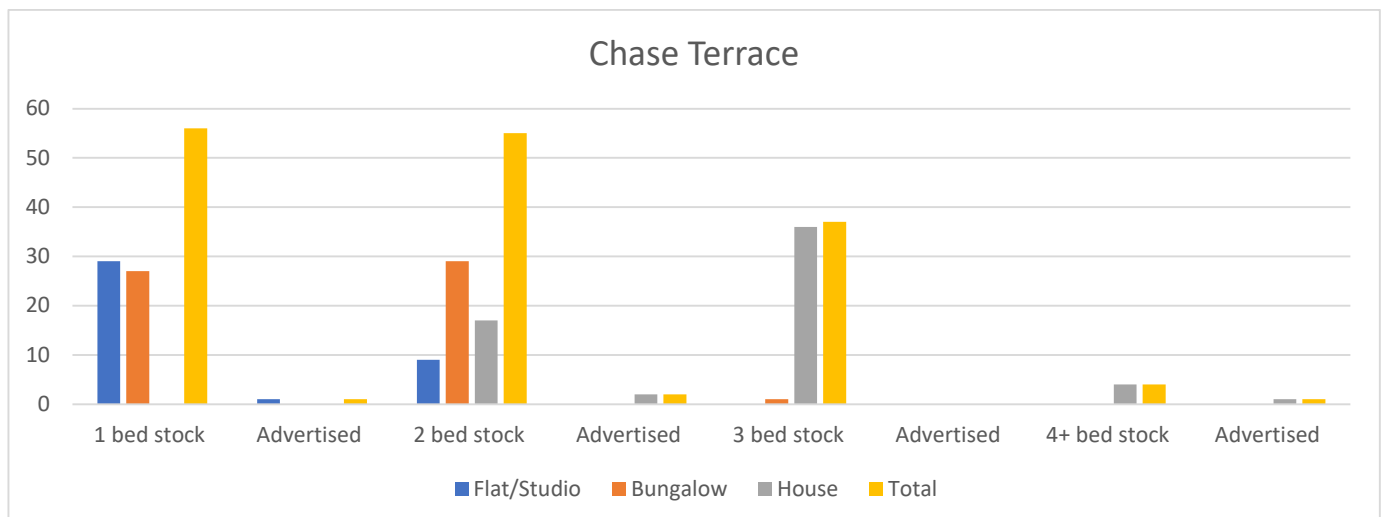
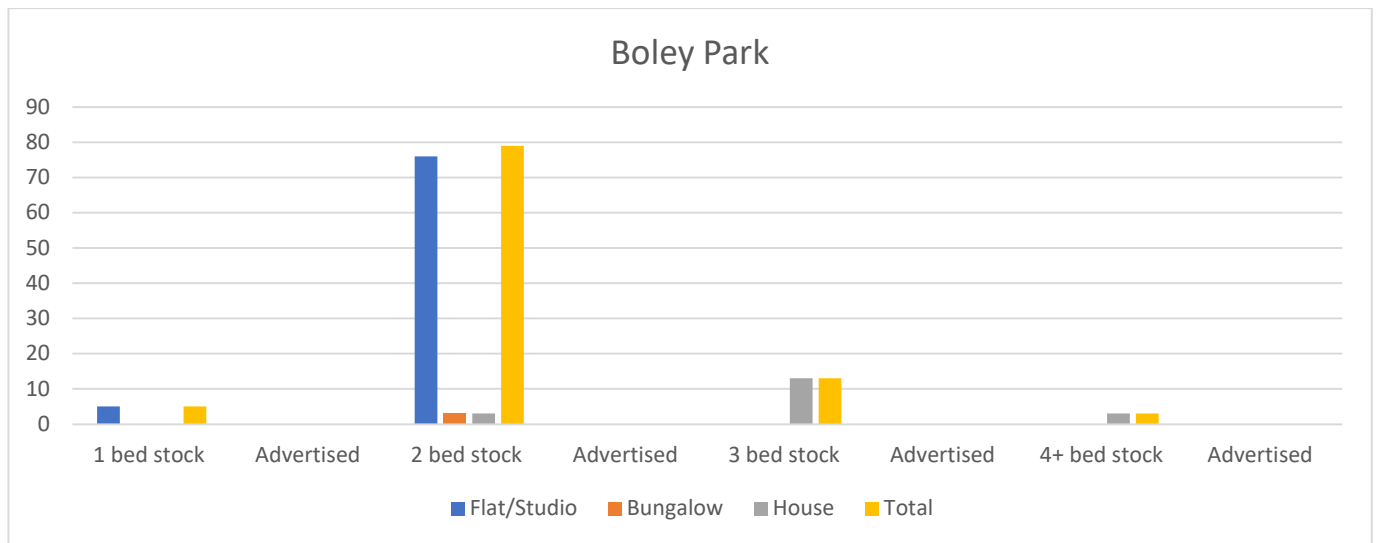
Wait times based on bedroom need

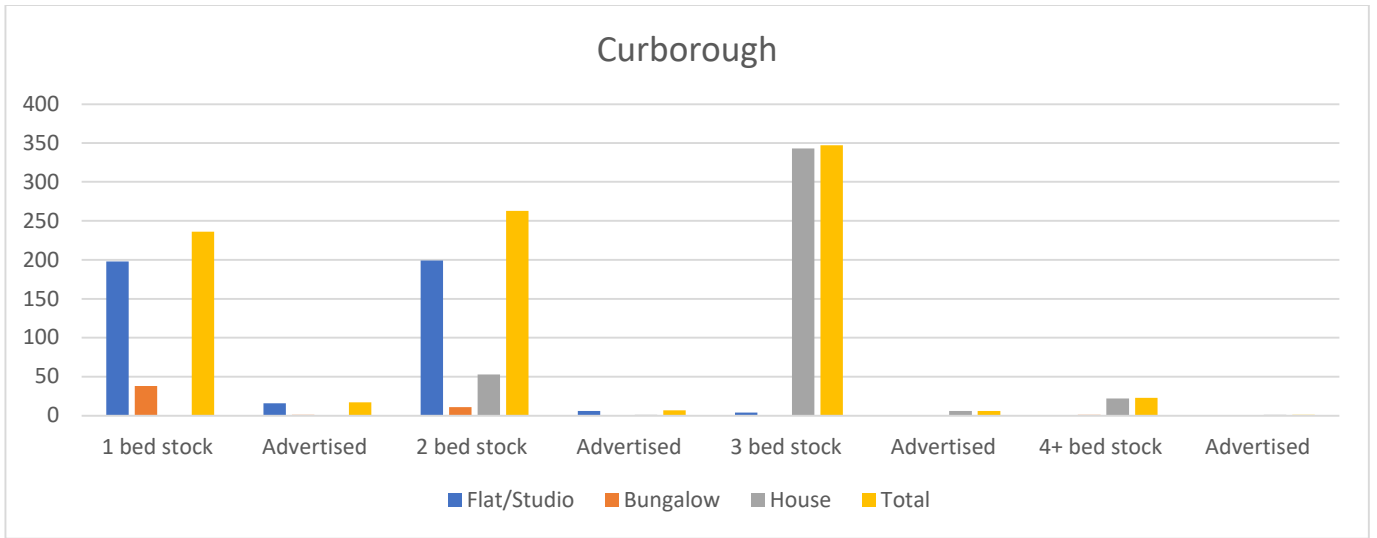
The overall average waiting time was 186 days, with the highest being 588 days for a four bedroomed property.



Area availability compared to demand

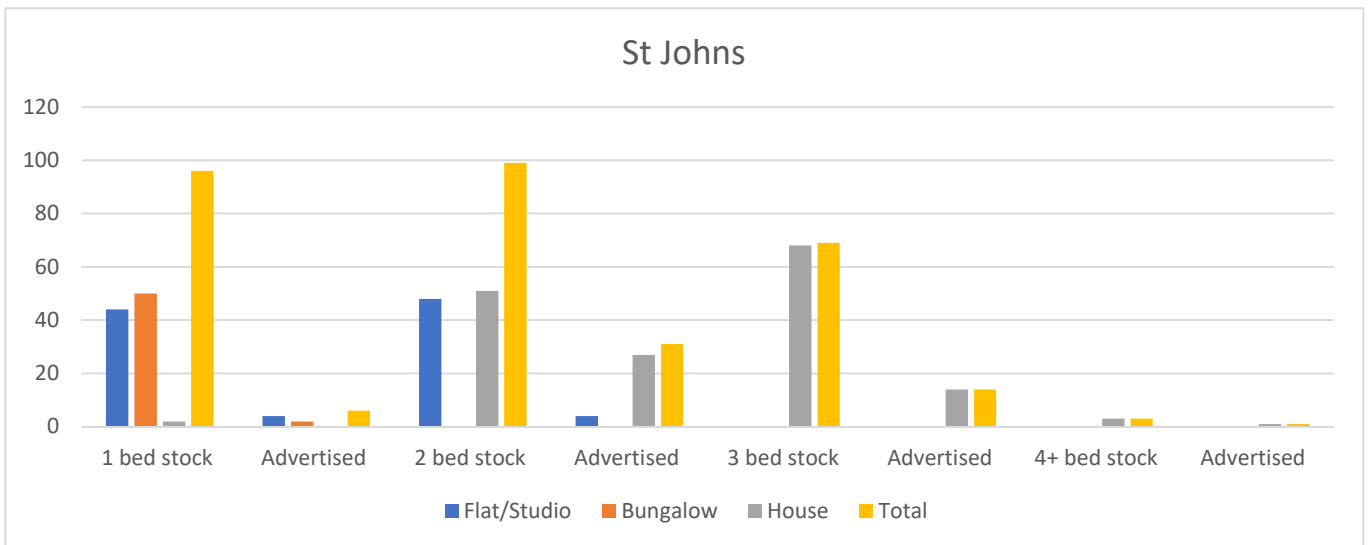
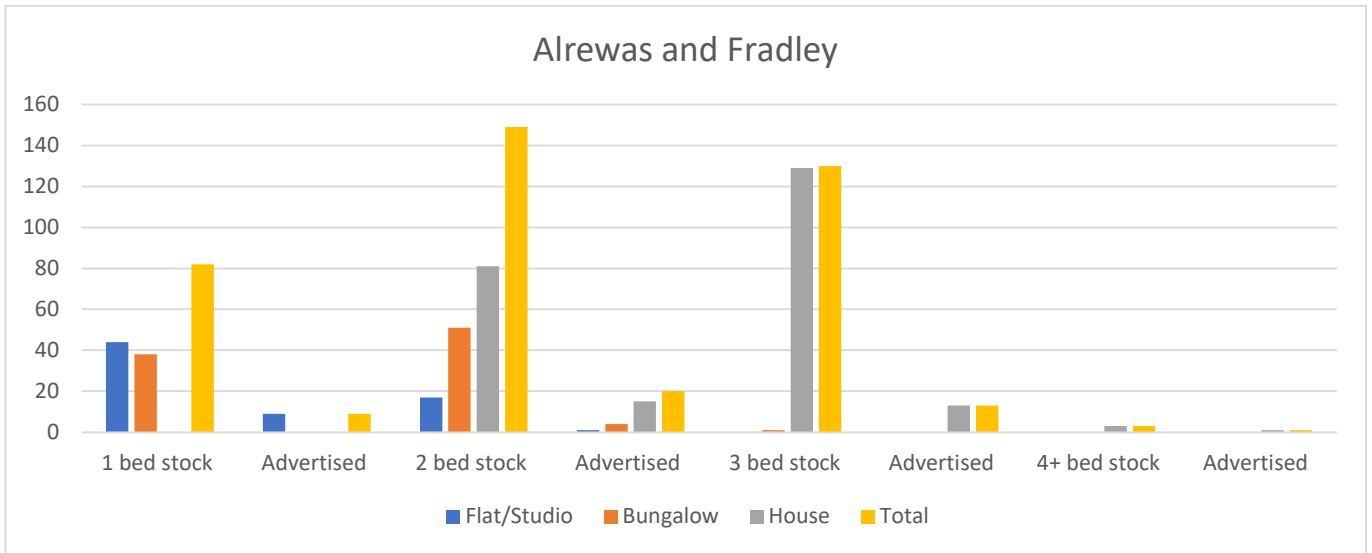
The top three most popular areas chosen by applicants were Boley Park, Chase Terrace and Curborough. The charts below and overleaf show the number of properties in each of these areas and the number of these properties that were advertised. It shows that the turnover of properties is either none in the case of Boley Park, or few in Chase Terrace and Curborough.

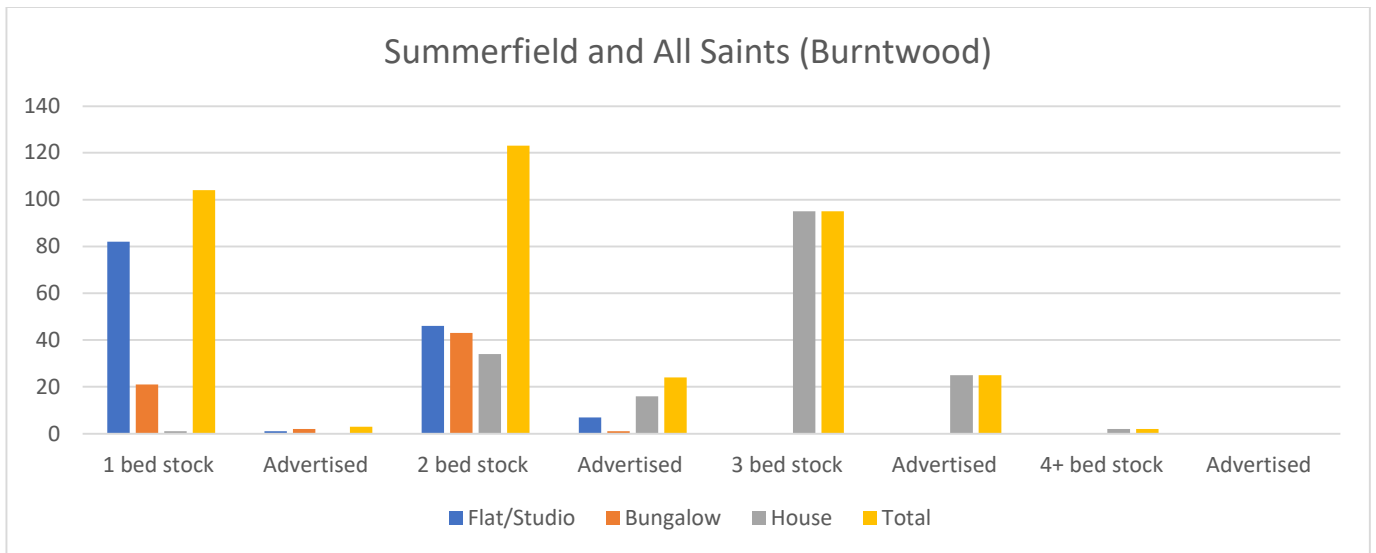




Highest area availability

The areas with the most properties advertised and allocated were Alrewas and Fradley, St Johns and Summerfield and All Saints. These areas also had a higher than usual amount of new build properties built in the year.





Direct nominations

Fourteen direct nominations were made because shortlists had been exhausted on the original property adverts and registered providers requested an applicant to be matched directly. This means that the property is still allocated to someone from the housing register and the registered provider does not seek any alternative method of letting the property.

Summary

The average waiting time of 186 days is reflective of the number of properties being advertised for rent.

329 lets were completed, which equates to 6% of the stock in the district and is higher than the national average of 243 lets.

This will not always be the case and is probably due to the higher-than-average number of new build completions.

Some wards had no vacancies in year and so applicants that would like to live in those areas will need to ensure they are considering a range of other options to try and meet their housing need.

It should also be noted that the number and bed size of social rented homes varies considerably across the district.

Any questions

If you have any questions, please email LDHenquiries@lichfielddc.gov.uk

Appendix 1 Allocations by registered provider

Property type	No of bedrooms	Bromford	Midland Heart	Orbit	Platform	Sanctuary	Trent and Dove	Trident	WHG	Wrekin	Totals
Bungalow	1 Bed	12	1	0	0	0	0	0	0	0	13
	2 Bed	9	1	0	0	0	1	0	0	0	11
	3 Bed	0	0	0	0	0	0	0	0	0	0
Flat	Studio	0	1	0	0	0	0	0	0	0	1
	1 Bed	35	20	1	6	1	0	0	10	0	73
	2 Bed	46	2	0	2	0	0	0	9	0	59
	3 Bed	0	0	0	0	0	0	0	0	0	0
House	1 Bed	0	0	0	0	0	0	0	4	0	4
	2 Bed	60	11	1	15	1	0	0	0	1	89
	3 Bed	56	4	1	6	0	0	1	0	1	69
	4 Bed	3	1	0	0	0	0	0	0	0	4
	5 Bed	0	0	0	0	0	0	0	0	0	0
Maisonette	1 Bed	3	0	2	0	0	0	0	0	0	5
	2 Bed	0	0	1	0	0	0	0	0	0	1
	3 Bed	0	0	0	0	0	0	0	0	0	0
Total number of allocations		224	41	6	29	2	1	1	23	2	329
Percentage of total allocations		71.33%	12.05%	1.95%	8.14%	0.65%	0.33%	0.33%	4.56%	0.65%	