

Appendix 1: FCC tenants – under occupying

Table 1

All FCC tenants identified as under-occupying their home were contacted and offered the opportunity of a meeting with a member of the Housing Team to discuss the Housing Benefit reforms affect them. 78% of the tenants responded to the offer and engaged with the Housing Team.

	South	North	East	
Complete	329	363	202	894
No Response	86	104	68	258
Incomplete	0	0	0	0
TOTAL	415	467	270	1152

Table 2

During the meeting with the Housing Team, the tenants identified how they were going to address the problem when their Housing Benefit is reduced in April 2013. 32% (360 tenants) of the tenants indicated that they would pay the shortfall, whilst 10% (118 tenants) stated they wished to move. The Housing Team will continue to work with all the tenants to help them achieve their preferred outcome.

Want to Move	118
Will Pay The Shortfall	360
Find Work	56
Lodger	32
Fully Occupied	131
Over Occupied	3
Not Claiming Benefit	97
Refused to Sign	3
Query with HB/ Disability	82
No Response	260
Total	*1142

* 10 forms logged as completed had not been input at the date the table was populated.

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Table 3 Under- occupying by bedroom numbers

As table 3, shows over 60% of the affected tenants are under-occupying by one bedroom, with the majority needing a two-bedroom property.

	Under occupying by 1 bedroom	Under occupying by 2+ bedroom
Tenants	693	459

Table 4 Total FCC Stock

As can be seen from table 4, the Council has 977 two-bedroom and 3,277 three-bedroom properties within its general needs stock.

Property Size	General Needs	Sheltered	Total
<u>One Bedroom</u>			
Flat	178	514	692
Bungalow	13	1136	1149
House		1	1
<u>Two Bedroom</u>			
Flat	281	340	621
Bungalow	3	617	620
House	693	1	694
<u>Three Bedroom</u>			
Flat	63		63
Bungalow	27		27
House	3231		3231
<u>Four Bedroom</u>			
House	117		117
<u>Five Bedroom</u>			
House	11		11
<u>Six Bedroom</u>			
House	4		4
Total	4577	2609	7230

* FCC stock also includes 25 x 3-bedroom house – shared ownership.

** The above figures exclude the Flint maisonettes

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Table 5: Number of FCC vacant properties from Oct 2010 - Oct 2012

As can be seen from table 5, over a two-year period only 159 two-bedroom properties within the general needs stock became available for letting. This is an obvious concern when the majority of our tenants who are under – occupying need a property of this size. **We can assume that it will probably take around two-years to re-house those tenants who have expressed an interest in moving at the moment (allowing for the fact that in addition to these 118 households who have asked this move, there will be new households joining the housing register who will also need two-bedroomed accommodation.)**

This however takes no account of the 360 households who are saying that they will remain in their current accommodation and make up the shortfall. It is likely that during the course of 2013 a number of these households will decide that a move to smaller accommodation would be beneficial once they have tried to make up the shortfall in their Housing Benefit entitlement and, in addition, pay a council tax contribution that they currently don't need to meet.

	1 Bed	2 Bed	3 Bed	4 Bed	Total
Sheltered Stock	366	149	nil	nil	515
General Need Stock	41	159	307	11	518
Total					1033