

Appendix 4: Registered Social Landlords – under occupying tenants

Table 1

The table below displays information on the number of tenants of the social landlords, operating within Flintshire, who have been identified as under-occupying their home.

As can be seen 325 tenants are under occupying their property and the total reduction in housing benefit that will be paid to these tenants will be £4,230pw (£220,000pa)

RSL	Under occupying by 1 bedroom	Under occupying by 2+ bedroom	Total
Clwyd & Alyn	183	34	217
Wales & West	74	12	86
Cymdeithas Tai Clwyd	20	2	22
TOTAL	277	48	325

Table 2

The table below displays the number of completed nominations during the period quarter 1 to quarter 3 2012-2013

RSL	Number of vacancies	Number of completed nominations	Percentage of completed nominations
Clwyd Alyn HA	120	39	32%
Wales & West	36	16	44%
Cymdeithas Tai Clwyd	1	1	100%

Improving nominations performance is a key activity linked to mitigating the impact of Welfare Reform. The current nomination agreement allows Flintshire Council to nominate to 50% of RSL vacancies. Current performance falls below the expected level. As a consequence FCC is conducting a review to update and improve current arrangements in managing the nominations process. It is not proposed to conduct a full re-draft of the nomination agreement due to the on-going SARTH project. The following summarises the actions aimed at improving nomination performance for both customers as well as Flintshire Council and its RSL partners.

1. Establish clear and effective communication links between the FCC area housing offices and the three RSLs active in Flintshire

Appendix 4: Registered Social Landlords – under occupying tenants

2. Establish a new monitoring system to record each new nomination case. This will provide both day to day management and performance information.
3. Monthly review meetings have been set up to monitor nominations performance with Clwyd Alyn HA (the largest RSL operating in Flintshire) with Wales & West HA and Cymdeithas Tai Clwyd attending quarterly. The first meeting will be held in April 2013.
4. FCC will ensure that households to which the nomination will be to discharge homeless duty will be notified of this. FCC will also provide names of homeless officers to ensure they receive notification of nominations.
5. RSLs will provide a breakdown of all vacancies
6. Agreed to improve use of web resources to market projects that are less easily let.
7. Incorporate the Specialist Housing Group with the nomination process. A review of the terms of reference of this group is being conducted.

Appendix 4: Registered Social Landlords – under occupying tenants

Table 3

The table below displays a breakdown of RSL stock in Flintshire as at March 2013

Property Type	Cymdeithas Tai Clwyd	Wales & West	Clwyd Alyn
1 bed bungalow			38
2 bed bungalow	21	17	38
3 bed bungalow			4
4 bed bungalow			3
1 bed flat		269	318
2 bed flat	16	64	176
3 bed flat			2
1 bed house			25
2 bed house	12	152	460
3 bed house	51	222	666
4 bed house	4	12	26
Maisonette		1	
Bedsit		6	4
Studio		10	
Total	104	753	1760