

Advance Questions – Overview and Scrutiny Committee 9 September 2021

Item 4 – Presentation on the work of Raven Housing Trust.

Question 1:

Please can a table be produced and shared with the number of social housing by housing provider and ward across Reigate and Banstead. This will show the extent and distribution of the Raven homes as part of the total and also the extent of properties that have other residential social landlords across the borough.

Written response

The Council does not hold the addresses of all the socially rented properties owned by the different Housing Associations in the Borough. It would also be continually out of date, the figures change as new builds are completed, other properties sold via the right to buy and the right to acquire and via disposals. New Census data, when released, will provide information on number of homes by tenure at a borough and more local level.

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Question 2:

Was the current number of voids in social housing across the borough, and what is the current turnaround time for voids for Raven and the other providers?

Written response

In the financial year 2019/20 RBBC nominated to 292 vacant social housing voids and in 2020/21 this dropped 12% to 255. This was expected due to the lack of evictions and the general stagnancy in movement during the lockdowns.

RBBC does not hold information about void turnaround times. However, Raven has advised void turnaround across all their stock (not just stock within RBBC) is currently 30 days end to end (tenant moving out to new tenant moving in, including all repairs). This has increased from average of 22 days due to issues obtaining materials, some staff and contractor sickness due to covid/isolating and prospective new tenants refusing nominations.

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Question 3:

What is the current length of the social housing waiting list for Reigate and Banstead and the waiting time for residents of a) different bands in the different A, B, C, D, H bands of housing need and b) the split between shared ownership/equity; 80% market rent; 65% market rent and 50% of market rent.

Written response

The numbers on the list (waiting list and transfer) for social housing are in the following table:

	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Band A	1	4	3	0	0	8
Band B	123	47	43	13	2	228
Band C	209	299	167	23	1	699
Band D	51	52	19	1	0	123
Band H	15	51	37	8	2	113
Total	399	453	269	45	5	1171

Note: Band A – Urgent Priority, Band B – High Priority, Band C – Medium Priority with Community Contribution Qualification, Low Priority Banc without Community Contribution, High Priority Homeless Households that the Council has a duty to accommodate.

It is impossible to give a very accurate waiting time for social housing because it is down to the applicant to bid/apply for the specific property advertised. Applicants can therefore bid on all advertised void properties shown in their band and bedroom size or wait for a particular property in a particular location and all variables in between.

Taking into account the waiting time for applicants that obtained tenancies earlier this year, the following is a general guide:

Waiting times as of now			
1 bed	Band B	1yrs	6 months increase in two years
	Band C & H	2yrs	1 year increase in two years
2 bed	Band B	1yr	2 month increase in two years
	Band C & H	2.5 years	consistent
3 bed	Band B	2.5yrs	8 months increase in two years
	Band C	4.5 years	2 year increase in two years
	Band H	3 years	6 months increase in two years
4 bed	Band C	3.5-4 years	6-12 month increase in two years
	Band H	2 years	6 months increase in two years

The shared ownership list is held and operated by the Help to Buy Agent for the South of England. There is no market rent waiting list.