

Appendix 1 Housing Register and Lettings Data

1. Manchester Housing Register (MHR)

At the end of 2018/19 there were 14,648 live applications on the housing register which is an increase of 8% since the end of December 2018. Of these, 6,144 (5934+210), or 41.8%, were in the reasonable preference categories showing that they have real housing need which represents an increase of over 1,100 (more than 22%) in bands 1-3 since the end of 2017/18

At the end of **2018/19**, the register looked like this:

	Bedroom need								
Band	1	2	3	4	5	6+	Totals		
							No.	%	
1	321	143	35	62	15	11	587	4.0	In Need
2	392	622	634	268	46	6	1968	13.4	In Need
3	1088	1035	819	367	63	7	3379	23.0	In Need
sub total							5934	(40.4)	
4	850	728	368	37	4	1	1988	13.6	No Need
5	2327	1329	702	81	12	3	4454	30.4	No Need
sub total							6442	(44.0)	
6a	81	57	42	25	5	0	210	1.4	Demoted
6b	1071	620	295	61	10	5	2062	14.1	Demoted
sub total							2272	(15.5)	
Totals	6130	4534	2895	901	155	33	14648	100	

Almost three quarters of the register needed 1 or 2 bedroom properties (**72.8%** = **10,664** applicants). **3,601** applicants (**24.6%** of the register) were in the highest bands 1-3 and needed 1 or 2 bedroom properties. There is a fairly consistent three quarters of the register requiring 1 or 2 bedroom accommodation.

Adding in 3 bedroom need takes the total to **92.6%** of the register, or **13,559** applicants. Of these, applicants in the highest bands 1-3 who needed 1, 2 or 3 bedroom properties totalled **5,089** (**34.7%** of the register).

Once we look at 4, 5 and 6+ bedroom properties, demand is heavily from applicants in the reasonable preference categories (the highest bands 1-3). At the end of 2018/19 there were 845 applicants in bands 1-3 who needed larger family homes. Against the low rate of turnover for larger family homes is the fact that 148 households currently in reasonable preference categories (bands 1-3) need homes with 5, 6 or more bedrooms. Only 6 homes of 5 or more bedrooms were let in 2018/19.

2. Lettings

During 2018/19 a total of **2,526** properties became available to let through Manchester Move. The distribution across bands and size of property was as shown in the table below.

****Band 1-3 “Reasonable Preference Housing Need”**

Manchester Move lettings 2018/19						
**Band	No	%		Bedrooms	No	%
1	586	23		1	975	39
2	1090	43		2	920	36
3	606	24		3	584	23
4	121	5		4	41	1.6
5	108	4		5	2	0.1
6	15	1		6+	4	0.2
Total	2526	100%		Total	2526	100%

The turnover of all sizes of properties has continued to fall. In 2013/14, there was a total of 3620 lets. Successive years have seen the number falling: 3546 in 2014/15, 3133 in 2015/16, 2724 in 2016/17, a slight rise to 2767 in 2017/18, and another fall to 2526 for 2018/19.

The percentage of lets to applicants in need (bands 1-3) was 84% in 2017/18. It has increased significantly to over 90% during 2018/19. Lets to households not in bands 1 to 3 are mostly to people wanting to move into sheltered or extra care accommodation along with some new build social housing policies which are let at affordable rents and targeted at working households.

3. Right to Buy (RTB)

Can also be attributed to the falling numbers of social housing stock levels xxx number over xxxx years has seen the total stock reduce by xx.