

Housing

## **Housing Demand in the Public Sector and Social Housing Development**

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## Key Facts

### Housing Demand in the Public Sector

- There was a decrease of 1.5% of people on the housing register between 2004 and 2008; however, there was a 17% increase between 2007 and 2008. (Source: HSSA 2008 Department of Communities and Local Government – Next update on release of 2009 data.)
- 58.7% required one bedroomed properties, 27.2% required a two bedroomed property, 10.8% required a three bedroomed property and 3.2% required more than three bedrooms in 2008. (Source: HSSA 2008, Department of Communities and Local Government – Next update on release of 2009 data).
- Blackpool has 5,421 local authority dwellings, and of these almost one third, 10.2% are low demand and 0.3% are difficult to let at 1<sup>st</sup> April 2008 (Source: HSSA 2008, Department of Communities and Local Government – Next update on release of 2009 data).
- Blackpool has 1,827 RSL dwellings, and of these 2.5% are low demand and none are difficult to let at 1<sup>st</sup> April 2008. (Source: HSSA 2008, Department of Communities and Local Government – Next update on release of 2009 data).
- During 2007/08 less social housing dwellings were completed than had been planned. There are more social housing dwellings planned for 2009/10 than for 2008/09. (Source: HSSA 2008, Department of Communities and Local Government – Next update on release of 2009 data).

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### Housing Demand in the Public Sector

#### Housing Register

There was a decrease of 1.5% of people on the housing register between 2004 and 2008; however, there was a 17% increase between 2007 and 2008.

58.7% required one bedroomed properties, 27.2% required a two bedroomed property, 10.8% required a three bedroomed property and 3.2% required more than three bedrooms in 2008.

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>
Households required 1 bedroom	4,108	2,945	1,571	2,403	2,872
Households requiring 2 bedrooms		1,427	722	1,176	1,333
Households requiring 3 bedrooms	623	903	310	467	527
Households requiring more than 3 bedrooms	116	144	103	134	157
Households required unspecified number of bedrooms	123	0	0	0	7
<b>Total</b>	<b>4,970</b>	<b>5,419</b>	<b>2,706</b>	<b>4,180</b>	<b>4,896</b>

(Source: HSSA 2008 Department of Communities and Local Government – Next update on release of 2009 data.)

#### Provision of Affordable Housing

49 social rented dwellings and 4 shared ownership dwellings were completed in 2007/08 by Registered Social Landlords. According to the 2007 HSSA Return 38 shared ownership dwellings had been planned. A further 38 social rented dwellings and no shared ownership dwellings are planned for 2008/09 by Registered Social Landlords (RSLs). These are affordable housing under PPS3. A further 40 social rented dwellings and 56 shared ownership dwellings are proposed for 2009/10 by RSL's. (Source: HSSA 2008, Department of Communities and Local Government – Next update on release of 2009 data).

A further 8 low cost dwellings for low cost market housing (not affordable housing) were planned for 2007/08; however, these were not completed. (Source: HSSA 2008, Department of Communities and Local Government – Next update on release of 2009 data)

#### Difficult to Let and Low Demand Local Authority Dwellings

Blackpool has 5,421 local authority dwellings, and of these almost one third, 10.2% are low demand and 0.3% are difficult to let at 1<sup>st</sup> April 2008 (Source: HSSA 2008, Department of Communities and Local Government – Next update on release of 2009 data).

Blackpool has 1,827 RSL dwellings, and of these 2.5% are low demand and none are difficult to let at 1<sup>st</sup> April 2008. (Source: HSSA 2008, Department of Communities and Local Government – Next update on release of 2009 data).

Difficult to let dwellings and low demand dwellings are not necessarily mutually exclusive.

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## Glossary

DCLG Department of Communities and Local Government

Difficult to Let to Difficult to let dwellings cover all dwellings whether occupied or not, in need of renovation or repair which are difficult to let. The suggested definition is “dwellings frequently rejected or accepted only very reluctantly even by applicants in urgent housing need”. This can reflect either unpopular areas/types of dwelling or a mismatch between the supply and demand for housing. (Source: HSSA Guidance, DCLG)

HMSO Her Majesty’s Stationery Office

HSSA Housing Strategy Statistical Appendix

Low Demand Low demand dwellings are those in blocks or management patches of at least 50 dwellings where one or more of the following symptoms are exhibited:

- a small or non-existent waiting list
- tenancy offers are frequently refused
- high rates of voids available for letting
- high rates of tenancy turnover

Or where marketing initiatives or exceptional allocations’ policies (e.g. relaxing re-housing points/housing needs thresholds) have been implemented to counter low demand/unpopularity. (Source: HSSA Guidance, DCLG)

PPS3 Planning Policy Statement 3

RSL Registered Social Landlord

### Where can I get further information on the issues covered in Blackpool Figures?

Blackpool Figures collects its summary information from a range of detailed reports and web sites. All sources are clearly acknowledged and referenced throughout the work. Much additional information is available within these original sources; a selection of the most frequently utilised web sites for this topic are presented below. This is not a definitive list but it does provide a useful starting point.

### Selected Website Reference

[Department for Communities and Local Government](#)

If further advice is required contact:

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