

# Social Justice and Regeneration Committee

## SJR(2)-16-06(p1)Annex 4

### Housing Management Statistics

Local Authorities - Statistical Release 'Local Authority Housing: Management and Performance 2005-06' will be published on the internet on 16 November 2006. The Release gives detailed information about the way local authorities are managing their stock as well as information about recent trends for Wales as a whole.

#### Key local authority management results show:

- At 31st March 2006 there were 3,276 vacant HRA dwellings, around 2% of the total HRA stock. The highest proportion of vacant stock, at 5%, was in Blaenau Gwent and the lowest, at less than 1%, was in Powys.
- A total of 1,170 dwellings had been vacant for more than 6 months at 31st March 2006.
- During 2005-06 there were 11,217 lettings to new tenants. Of these, 90 per cent were accommodated in local authority's own HRA stock and 10 per cent were accommodated through nominations to registered social landlords.
- Current tenancies in arrears at the end of March 2006 were down by 6 per cent on the previous year at 50,421, 33 per cent of all tenancies. In Flintshire almost all of the current tenancies were in arrears, whilst in Powys there were only 19%.
- Of the 545,151 responsive repair jobs completed during 2005-06, 86% were completed within target time.
- During 2005-06, 9,971 dwellings were converted and improved for persons with special needs. This was a decrease of 27% on the 2004-05 figure of 13,641.
- A total of 25,441 local authority dwellings were insulated for energy conservation during 2005-06, an increase of 42% on the 2004-05 figure of 17,967.
- At the end of March 2006 a total of 69,859 local authority dwellings were covered by recognised tenants and residents organisations and over ?1.4 million was spent on encouraging tenant participation during the period.

Housing Associations - Similar detailed performance information for housing associations is given in Statistical Release 'Performance Indicators for Registered Social Landlords in Wales 2005-06' published on 8th November 2006.

#### Key housing association housing management data, comparable to those given for local authorities above, show:

- At 31st March 2006 there were 524 vacant dwellings, around 0.8 per cent of the total housing association stock. The highest proportion of vacant stock, at 4.2%, was Valleys to Coast Housing Association and several associations showed nil voids.

- A total of 224 dwellings had been vacant for more than 6 months at 31st March 2006.
- During 2005-06 there were 5,745 lettings to new tenants. Of these, 40.3% were lettings to local authority nominees resulting from 52.9% of lettings offered to local authorities for nominations.
- Current tenancies in arrears at the end of March 2006 were down by almost 2% on the previous year at 29,143, 46.5% of all tenancies.
- Of the 238,651 responsive repair jobs completed during 2005-06, 97% of emergency repairs, 94% of urgent repairs and 93% of non urgent repairs were completed within target time.
- No comparable data available for housing associations on dwellings converted and improved for persons with special needs.
- No comparable data available for housing association dwellings insulated for energy conservation.
- No comparable data available for housing association dwellings were covered by recognised tenants and residents organisations.

The statistics did not highlight any significant concerns though officials will follow up areas where poor performance is indicated.