

Appendix D

Unmet Housing Needs Statistics

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Introduction

Shropshire Council holds across its service areas considerable strategic and tactical housing related data sets. These include:

Strategic Data Sets

- Strategic Corridor & Growth Sites
- Council Land - With / Without Permissions
- Social Housing Stock
- One Public Estate Land
- Privately Owned Land

Tactical Data Sets

- Right Home Right Place
- Housing Department e.g. Housing Register
- O.T. Register & Adult Social Care Data
- Affordability Ratios
- Self Containment
- Travel to Work
- Planning / Lapsed Permissions
- Number of Sales
- GVA at Ward Level
- Salary Information
- Number of Job Vacancies
- External & Publicly Available e.g. Estate Agents

The Council's Digital Transformation Programme will enable this Big Data to be better analysed and understood to reveal patterns, trends, associations and interactions. This will lead to improved understanding and better service delivery. New systems such as real-time dashboards and scoreboards are currently in development.

The following statistics provide a useful overview of the Unmet Housing Need in the County, largely based on data from the Housing Register. The Housing Register contains applications from those interested in affordable rented homes, private rented housing and those wishing to buy their own home.

When assessing local need, the Housing Register is part of a much wider jigsaw of data sources (as above) and includes where available 'local housing needs assessments'.

Key Statistics

Shropshire Housing Stock

Council stock	Private Registered Provider	Other Public Sector	Privately Owned	Total
4,093	13,840	730	121,850	140,620
3.0%	9.5%	0.5%	87.0%	100%

Privately Owned includes 16.8% Private Rented Sector

MHCLG Assessment of Housing Need

Indictive MHCLG Assessment of need (p.a.) 2016-2026 (A)	Current MHCLG Assessment of need p.a. (B)	Proportion of Shropshire covered by Green Belt, AONB, SSSI's (C)	Adopted Local Plan number (2011) (D)
1,270	2,518	33%	1,375

Net Additions to Dwelling Stock

2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
1,344	1,229	730	851	814	1,155	1,402	1,910	8,091

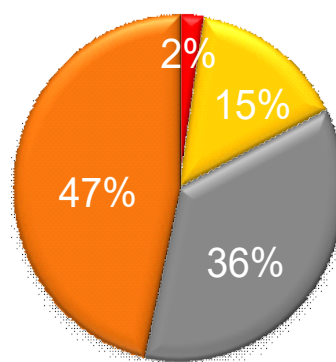
Social Housing Waiting List (at 1st April)

2010	2011	2012	2013	2014	2015	2016	2017
8,047	10,798	7,499	6,486	2,783	6,882	6,436	5,370

Current Housing Register - Band

Priority Status	125
Gold	790
Silver	1,879
Bronze	2,433

Total Waiting List
5,227



■ Priority ■ Gold ■ Silver ■ Bronze

Current Housing Register - Bedroom Requirements

	Total	% of Total
1 Bedroom	2,599	49.72
2 Bedrooms	1,758	33.63
3 Bedrooms	708	13.55
4 Plus Bedrooms	162	3.10
Total	5,227	100.00

Current Housing Register - Client Groups

	Total	% of Total
Total No. of Wheelchair Users	82	1.57
Assessed as Requiring Level Access Accommodation	1,051	20.11
Assessed as Requiring Level Access Shower	728	13.93
Total No. of Registered Blind	39	0.75
BME Applicants	301	5.85
Moving On from Supported Housing	28	0.54
Assessed as Requiring Sheltered Housing	226	4.32
Exceptional Medical Need	25	0.48
High Medical Need	125	2.39
Standard Medical Need	627	12.00
Homeless Duty Accepted	99	1.89

Current Housing Register - Age Groups

	Total	% of Total
Under 18	17	0.33
18 to 25	800	15.31
26 to 35	1,421	27.19
36 to 45	949	18.16
46 to 55	772	14.77
56 to 65	590	11.29
66 to 75	433	8.28
76 Plus	245	4.69
Total	5,227	100.00

Housing Allocations - Properties Let & Sold 01/04/2017 - 31/03/2018

	Total	% of Total
Priority Status	193	13.08
Gold Band	341	23.10
Silver Band	582	39.43
Bronze Band	360	24.39
Total	1,476	100.00

Housing Register Statistics

Applications By Band	No. Last Quarter	% Last Quarter	No. This Quarter	% This Quarter
Priority Status with Duty	107	2.05	99	1.89
Priority Status Other	22	0.42	26	0.50
Gold Band	818	15.63	790	15.11
Silver Band	1,832	35.01	1,879	35.95
Bronze Band	2,454	46.89	2,433	46.55
Total	5,233	100.00	5,227	100.00

Applications	No. Last Quarter	% Last Quarter	No. This Quarter	% This Quarter
Under 18s	18	0.34	17	0.32
Over 55s	1,244	23.77	1,168	22.34
Male	1,706	32.60	1,709	32.70
Female	3,527	67.40	3,518	67.30
Registered Blind	42	0.80	39	0.75
Wheelchair Users	81	1.55	82	1.57
Move-on	1,053	20.12	28	0.54
Sheltered Need Approved	214	4.09	226	4.32
BME	284	5.51	301	5.85
Foreign Nationals	149	2.85	156	2.98

NEW APPLICATIONS BY BAND	No. Last Quarter	% Last Quarter	No. This Quarter	% This Quarter
Priority Status	10	0.83	6	0.64
Gold Band	141	11.75	114	12.23
Silver Band	464	38.66	363	38.95
Bronze Band	585	48.75	449	48.18
Total	1,200	100.00	932	100.00

Housing Register Statistics

Applications By Nationality	Priority	Gold	Silver	Bronze	Total	%
EEA	2	16	51	69	138	2.64
UK National	123	773	1,820	2,355	5,071	97.02
Other	0	1	8	9	18	0.34
Total	125	790	1,879	2,433	5,227	100.00

Applications by Orientation	No. Last Quarter	% Last Quarter	No. This Quarter	% This Quarter
Bisexual	45	0.86	44	0.84
Gay	43	0.82	43	0.82
Heterosexual	4,140	79.11	4,113	78.69
Lesbian	42	0.81	45	0.86
Prefer Not to Say	963	18.40	982	18.79
Total	5,233	100.00	5,227	100.00

Applications by Religion	No. Last Quarter	% Last Quarter	No. This Quarter	% This Quarter
Agnostic	86	1.64	88	1.68
Buddhist	16	0.30	17	0.32
Christian	2,438	46.59	2,404	45.99
Hindu	0	0.00	0	0.00
Jewish	2	0.04	1	0.02
Muslim	12	0.23	14	0.27
Not Known	72	1.38	49	0.94
Sikh	0	0.00	1	0.02
Any Other	852	16.28	864	16.53
Prefer Not to Say	1,755	33.54	1,789	34.23
Total	5,233	100.00	5,227	100.00

Housing Register Statistics

Applications by Ethnicity	Priority	Gold	Silver	Bronze	Total	%
Bangladeshi	0	1	2	1	4	0.08
Black African	0	0	7	6	12	0.23
Black Caribbean	0	2	0	5	14	0.27
Chinese	0	0	2	0	0	0.00
Gypsy, Romany, Traveller	0	1	3	0	3	0.06
Indian	0	2	4	1	6	0.11
Mixed White & Asian	0	1	2	2	7	0.13
Mixed White & Black African	0	0	8	1	3	0.06
Mixed White & Black Caribbean	0	1	46	18	27	0.52
Not Disclosed	5	8	0	21	80	1.53
Other Asian	0	0	5	4	11	0.21
Other Black	1	1	1	1	2	0.04
Other Ethnic	0	0	4	6	11	0.21
Other Mixed	0	1	4	5	12	0.23
Other White	3	3	63	74	161	3.08
Pakistani	0	21	4	2	6	0.11
White British	115	0	1,711	2,274	4,846	92.71
White Irish	1	2	7	12	22	0.42
Total	125	790	1,879	2,433	5,227	100.00
Total BME	5	36	122	138	301	5.85

Housing Register Statistics

Banding & Minimum Bedroom Need	Minimum 1 Bedroom				Minimum 2 Bedrooms				Minimum 3 Plus Bedrooms				Total
	P	G	S	B	P	G	S	B	P	G	S	B	
Aged Under 18	0	2	3	4	0	1	6	1	0	0	0	0	17
Aged 18 - 25	7	38	224	101	8	28	138	229	0	3	14	10	800
Aged 26 - 35	14	42	215	117	9	54	158	438	9	38	120	207	1,421
Aged 36 - 45	11	37	148	123	10	38	63	185	7	42	104	181	949
Aged 46 - 55	13	79	162	178	8	57	53	112	2	9	35	64	772
Aged 56 - 65	8	102	145	218	2	28	32	38	1	4	5	7	590
Aged 66 - 75	7	92	137	146	1	14	16	13	1	0	3	3	433
Aged Over 75	5	76	94	51	2	6	3	7	0	0	1	0	245
Total	65	468	1,128	938	40	226	469	1,023	20	96	282	472	5,227
Total	2,599				1,758				870				

Applications by Bedroom



Housing Register Statistics

Applications by RP Landlord	Minimum 1 Bedroom	Minimum 2 Bedrooms	Minimum 3 Plus Bedrooms	Total
Abbeyfields Trust	0	0	0	0
Accord	3	3	2	8
Anchor	1	2	0	3
Birmbeck	3	6	0	9
Bromford	77	51	33	161
Derwent Living	0	0	0	0
Habinteg Housing	2	0	1	3
Equity Housing	1	0	0	1
Housing 21	5	0	0	5
Mercian	6	0	0	6
MMHA	82	87	42	211
Sanctuary	30	38	24	92
Sevenside Housing	221	178	129	528
Shropshire Rural	16	11	8	35
South Shropshire	74	55	57	186
South Staffordshire	16	12	6	34
Stonewater	13	20	6	39
STAR Housing	122	99	57	278
Trident Housing	7	1	2	10
WHA	0	1	0	1
Wrekin Housing Trust	71	95	41	207
Wyre Forest	2	1	3	6

Housing Register Statistics

Applications by RP Landlord	Under Occupying		Overcrowded	
		%		%
Abbeyfields Trust	0	0.00	0	0.00
Accord	0	0.00	0	0.00
Anchor	0	0.00	1	1.28
Birmbeck	0	0.00	0	0.00
Bromford	32	7.00	8	10.26
Derwent Living	0	0.00	0	0.00
Habinteg Housing	0	0.00	0	0.00
Housing 21	0	0.00	1	1.28
Mercian	0	0.00	1	1.28
MMHA	56	12.25	12	15.39
Sanctuary	11	2.41	2	2.56
Sevenside Housing	150	32.82	24	30.77
Shropshire Rural	17	3.72	1	1.28
South Shropshire	54	11.82	8	10.26
South Staffordshire	5	1.09	0	0.00
STAR Housing	92	20.13	11	14.10
Stonewater	9	1.97	4	5.13
Trident Housing	0	0.00	0	0.00
Wrekin Housing Trust	31	6.79	5	6.41
Wyre Forest	0	0.00	0	0.00
Total	457	100.00	78	100.00

Housing Register - Area Preference

The minimum bedroom requirement is based on the national 'Bedroom Standard' and is only an indicator of bedroom need (occupation density). Individual households may require or aspire to larger homes for a variety of reasons.

Count of Applications	Beds					Grand Total
	1	2	3	4	5	
Preference Areas						
Albrighton	55	31	20	5	0	111
Albrighton	46	27	17	5	0	95
Badger	0	1	1	0	0	2
Beckbury	2	2	0	0	0	4
Cosford/Donington	5	1	2	0	0	8
Ryton (Albrighton)	1	0	0	0	0	1
Tong Norton	1	0	0	0	0	1
Bishop's Castle	68	32	13	5	0	118
Bedstone	0	0	1	0	0	1
Bettws-Y-Crwyn	0	1	0	1	0	2
Bishops Castle	30	14	7	1	0	52
Brockton (Nr Bishop's Castle)	1	0	1	0	0	2
Brompton	1	0	0	0	0	1
Bucknell	7	5	1	1	0	14
Chirbury	3	1	0	0	0	4
Clun	12	3	0	0	0	15
Clunbury	0	1	0	0	0	1
Eyton	1	0	0	0	0	1
Hope	0	1	1	0	0	2
Hopton Castle	1	1	0	0	0	2
Lydbury North	3	2	1	0	0	6
Lyddham	1	1	0	1	0	3
Marton	2	0	0	1	0	3
More	0	1	0	0	0	1
Newcastle	1	0	0	0	0	1
Pentre (Clun)	1	0	0	0	0	1
Wentnor	2	0	0	0	0	2
Worthen/Brockton	1	1	1	0	0	3
Wotherton	1	0	0	0	0	1
Bridgnorth	203	129	70	8	0	410
Ackleton	0	1	2	0	0	3
Alveley	5	10	3	0	0	18
Aston Eyre	1	0	0	0	0	1
Billingsley	0	1	0	0	0	1
Bridgnorth	161	92	54	5	0	312
Brockton (Nr Bridgnorth)	2	0	0	0	0	2
Burwarton	2	0	0	0	0	2
Claverley	6	11	2	1	0	20
Cleobury North	3	0	0	0	0	3
Colemore Green	1	0	0	0	0	1

Housing Register - Area Preference

Ditton Priors	8	3	2	1	0	14
Eardington	2	1	0	0	0	3
Hilton	0	1	0	0	0	1
Morville	0	1	1	0	0	2
Norton	0	0	1	0	0	1
Quatford	0	0	1	0	0	1
Quatt	0	0	1	0	0	1
Shipley	1	1	0	0	0	2
Sutton Maddock	0	1	0	0	0	1
Tasley	2	4	0	1	0	7
The Hobbins	3	1	0	0	0	4
Weston (Bridgnorth)	2	0	0	0	0	2
Worfield	3	1	3	0	0	7
Wyken	1	0	0	0	0	1
Broseley	57	47	17	2	0	123
Broseley	54	46	15	2	0	117
Jackfield	3	1	2	0	0	6
Church Stretton	59	35	21	4	0	119
Acton Burnell	0	1	2	0	0	3
All Stretton	3	2	3	0	0	8
Church Stretton	50	29	12	3	0	94
Hatton	1	0	0	0	0	1
Hope Bowdler	0	1	1	0	0	2
Leebotwood	1	0	1	0	0	2
Little Stretton	1	0	0	0	0	1
Longnor	1	0	0	0	0	1
Pitchford	0	0	1	0	0	1
Rushbury/Roman Bank	1	0	1	0	0	2
Wall Under Heywood	0	1	0	1	0	2
Wallbank	0	1	0	0	0	1
Woolstaston	1	0	0	0	0	1
Cleobury Mortimer	37	18	13	2	0	70
Button Bridge	1	0	0	0	0	1
Button Oak	0	1	0	0	0	1
Chorley	1	0	1	0	0	2
Cleobury Mortimer	34	15	10	2	0	61
Kinlet	1	0	1	0	0	2
Milson	0	1	0	0	0	1
Neen Sollars	0	1	0	0	0	1
Stottesdon	0	0	1	0	0	1
Craven Arms	32	24	10	1	0	67
Craven Arms	28	20	7	1	0	56
Diddlebury	1	0	1	0	0	2
Rowton	1	0	0	0	0	1
Stokesay	0	0	1	0	0	1
Strefford	1	0	0	0	0	1
Wistanstow	1	4	1	0	0	6

Housing Register - Area Preference

Ellesmere	57	34	17	2	0	110
Cockshutt	7	5	0	0	0	12
Colemere	1	0	0	0	0	1
Dudleston	1	0	0	0	0	1
Dudleston Heath/Gadlas	3	2	0	0	0	5
Ellesmere	45	27	16	2	0	90
Welsh Frankton/Perthy	0	0	1	0	0	1
Highley	24	15	12	0	1	52
Chelmarsh	1	0	0	0	0	1
Highley/Netherton	23	15	12	0	1	51
Ludlow	142	88	40	8	1	279
Ashford Carbonell	0	1	0	0	0	1
Burford	8	10	7	0	0	25
Caynham	1	0	0	0	0	1
Clee Hill/The Knowle	9	9	1	0	0	19
Knowbury	1	1	2	0	0	4
Ludlow	119	64	30	8	0	221
Onibury	2	2	0	0	0	4
Overton	0	0	0	0	1	1
Richards Castle/Batchcott	1	0	0	0	0	1
Stoke St Milborough	0	1	0	0	0	1
The Sheet	1	0	0	0	0	1
Market Drayton	133	120	42	6	2	303
Adderley	0	1	0	0	0	1
Bletchley	0	1	0	0	0	1
Cheswardine	1	4	0	0	0	5
Childs Ercall	2	4	1	0	0	7
Hinstock/Woodlane	3	2	2	2	0	9
Hodnet/Hodnet Heath	10	3	2	0	0	15
Longford	0	1	0	0	0	1
Marchamley	2	1	0	0	0	3
Market Drayton	109	96	35	2	2	244
Norton In Hales	3	3	0	0	0	6
Ternhill	1	2	0	1	0	4
Wistanswick/Crickmery	1	0	0	0	0	1
Woodseaves	0	0	0	1	0	1
Woore/Irelands Cross	1	2	2	0	0	5
Much Wenlock	43	35	20	1	0	99
Buildwas	4	2	1	0	0	7
Callaughton	1	0	1	0	0	2
Church Preen	1	0	0	0	0	1
Cressage	4	2	3	0	0	9
Harley	0	0	0	1	0	1
Much Wenlock	33	30	15	0	0	78
Stretton Westwood	0	1	0	0	0	1
Oswestry	312	233	86	23	3	657
Babbinswood	1	0	0	0	0	1

Housing Register - Area Preference

Chirk Bank/Gledrid	4	0	0	0	0	4
Crickheath	0	1	0	0	0	1
Gobowen/Rhewl	29	24	5	2	0	60
Kinnerley	1	1	1	0	0	3
Knockin	1	1	0	0	0	2
Llanymynech	6	5	3	1	0	15
Llynclys	1	2	0	2	0	5
Maesbury	0	0	0	0	1	1
Maesbury Marsh	0	0	1	0	0	1
Middleton/Aston Square	1	0	0	0	0	1
Morda	7	9	3	0	0	19
Oswestry	198	141	56	14	2	411
Oswestry/Morda	7	10	1	1	0	19
Pant/Pen-y-Coed	2	0	1	0	0	3
Park Hall	0	3	0	1	0	4
Ruyton XI Towns	1	1	1	0	0	3
Selattyn	0	1	0	0	0	1
St Martins Moor	2	1	0	0	0	3
St Martins/Ifton Heath	22	15	3	1	0	41
Trefonen	1	0	2	0	0	3
Weirbrook	1	0	0	0	0	1
West Felton	7	2	0	0	0	9
Weston Rhyn/Preesgweene	9	9	3	0	0	21
Whittington	11	7	6	1	0	25
Pontesbury and Minsterley	32	26	18	4	0	80
Arcott	0	1	0	0	0	1
Cruckton	1	0	0	0	0	1
Habberley	1	0	0	0	0	1
Minsterley	16	9	6	0	0	31
Pontesbury	14	16	12	4	0	46
Shifnal	78	62	23	4	0	167
Crackley Bank	0	1	0	1	0	2
Lilyhurst	1	0	0	0	0	1
Sheriffhales	0	0	1	0	0	1
Shifnal	77	60	22	3	0	162
Weston Heath (Shifnal)	0	1	0	0	0	1
Shrewsbury	896	607	203	52	5	1,763
Abbey Forgeate	64	27	8	1	0	100
Adswood Grove	1	0	0	0	0	1
Alberbury	0	1	0	0	0	1
Albrighton (Nr. Shrewsbury)	0	1	1	0	0	2
Astley	2	1	0	0	0	3
Atcham	4	3	2	0	0	9
Baschurch/Newtown/Prescot	14	14	9	2	0	39
Bayston Hill	26	24	9	3	0	62
Belle Vue	36	34	13	2	0	85
Berwick	0	2	0	0	0	2

Housing Register - Area Preference

Bicton (Shrewsbury)	10	2	1	0	0	13
Bicton Heath	17	13	8	0	0	38
Bomere Heath	15	16	4	0	0	35
Castlefields	49	26	5	5	1	86
Condoover	3	4	1	1	0	9
Copthorne	45	29	10	2	0	86
Coton Hill	15	13	4	2	0	34
Cross Houses	6	6	4	0	0	16
Ditherington/Spring Gardens	26	15	1	4	0	46
Donnington/Charlton Hill	3	1	1	0	0	5
Dorrington	2	3	0	0	0	5
Ford	2	0	2	0	0	4
Frankwell	8	3	1	0	0	12
Gains Park	12	9	1	0	0	22
Grafton	0	0	0	0	1	1
Greenfields	13	8	1	0	0	22
Halfway House	0	1	0	0	0	1
Hanwood	12	2	3	0	0	17
Harlescott Grange	33	38	7	3	1	82
Harlescott Meadows/Sundorne	80	72	31	10	1	194
Haughton (Upton Magna)	0	1	0	0	0	1
Herongate	3	5	1	0	0	9
Kingsland	1	2	0	0	0	3
Leighton	0	0	1	0	0	1
Little Ness	1	0	0	0	0	1
Longden	0	1	1	1	0	3
Longden Coleham	10	3	4	0	0	17
Longden Road	0	1	1	0	0	2
Meole Brace	27	17	3	2	0	49
Monkmoor/Belvidere	85	85	30	7	1	208
Montford	1	0	0	0	0	1
Mount Pleasant	6	9	2	0	0	17
Nesscliffe	3	5	0	0	0	8
Porthill	0	1	0	0	0	1
Radbrook/ Radbrook Green	21	21	5	0	0	47
Reabrook	7	9	1	0	0	17
Rushton	1	0	0	0	0	1
Shelton	0	1	0	0	0	1
Springfield	14	11	2	2	0	29
Sutton Farm/Sutton Park	11	7	5	0	0	23
Telford Way/ Estate	7	6	3	0	0	16
Town Centre (Shrewsbury)	188	50	13	5	0	256
Uffington	2	2	2	0	0	6
Upton Magna	3	0	2	0	0	5
Westbury	6	2	0	0	0	8
Wroxeter	1	0	0	0	0	1
Wem	81	60	28	7	1	177

Housing Register - Area Preference

Clive	4	0	0	1	0	5
Hadnall	7	3	3	0	0	13
Harmer Hill	0	0	1	0	0	1
High Hatton	0	1	0	0	0	1
Myddle	1	0	1	1	0	3
Newtown	0	0	4	0	0	4
Quina Brook	0	1	0	0	0	1
Sansaw Heat	0	1	0	0	0	1
Shawbury	13	23	3	1	0	40
Wem	55	29	14	4	1	103
Weston And Wixhill	0	1	0	0	0	1
Whixall	1	1	2	0	0	4
Whitchurch	116	82	23	10	0	231
Ash Magna/Ash Parva	0	0	1	0	0	1
Calverhall	0	0	1	0	0	1
Darliston	1	0	0	0	0	1
Grindley Brook	1	0	0	0	0	1
Prees / Prees Wood	4	2	3	2	0	11
Prees Green	0	1	0	0	0	1
Prees Higher Heath	3	0	0	1	0	4
Prees Lower Heath	1	1	0	0	0	2
Whitchurch	106	78	18	7	0	209
No Preference	174	80	32	4	1	291
No Preference	174	80	32	4	1	291
Grand Total	2,599	1,758	708	148	14	5,227

