

AFFORDABLE HOUSING AND THE HOUSING MARKET

The following graphs and diagrams demonstrate the level of housing need within the city.

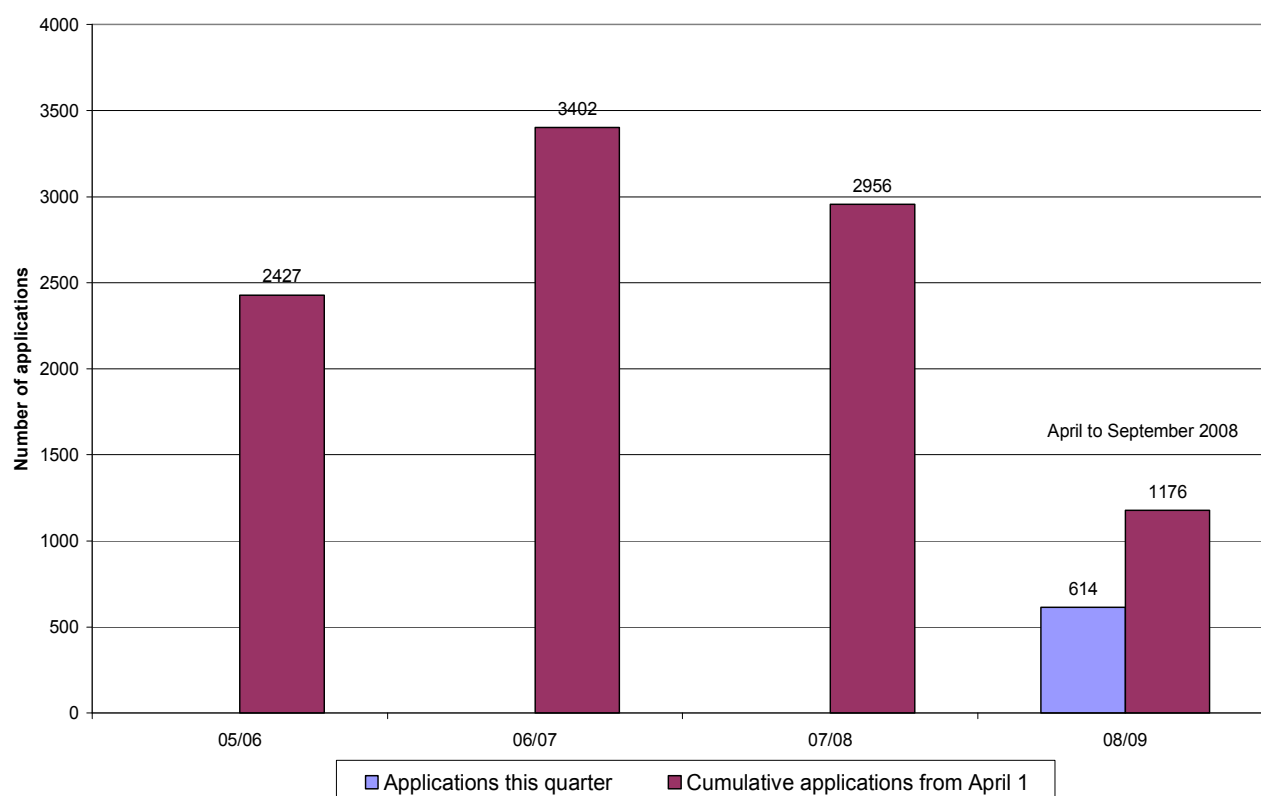
1) Home Choice register

The following table shows the number of applicants on the Home Choice register by band and by property size required:

No of Active applicants, by Band and size* required, at 30/09/08	Red	Amber	Green	Entry Level	Total
4 bed+ required	78	76	54	21	229
3 bed required	81	248	111	180	620
2 bed required	325	357	358	563	1603
1 bed required	223	133	1992	1195	3543
All applicants	707	814	2515	1959	5995

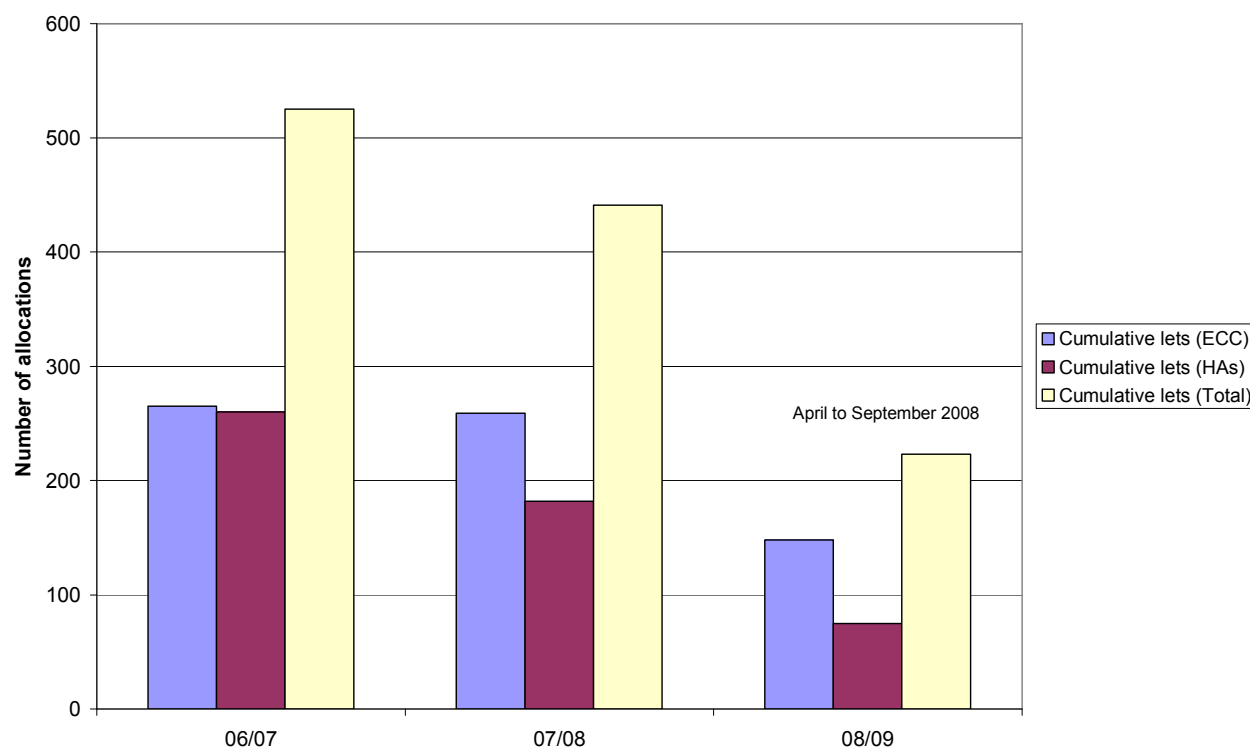
2) Number of new applications received

The graph below shows the numbers of households submitting new applications for housing each year:



3) Number of lettings made

The graph and table below show the total number of affordable properties that have been let across all social landlords over the past three years

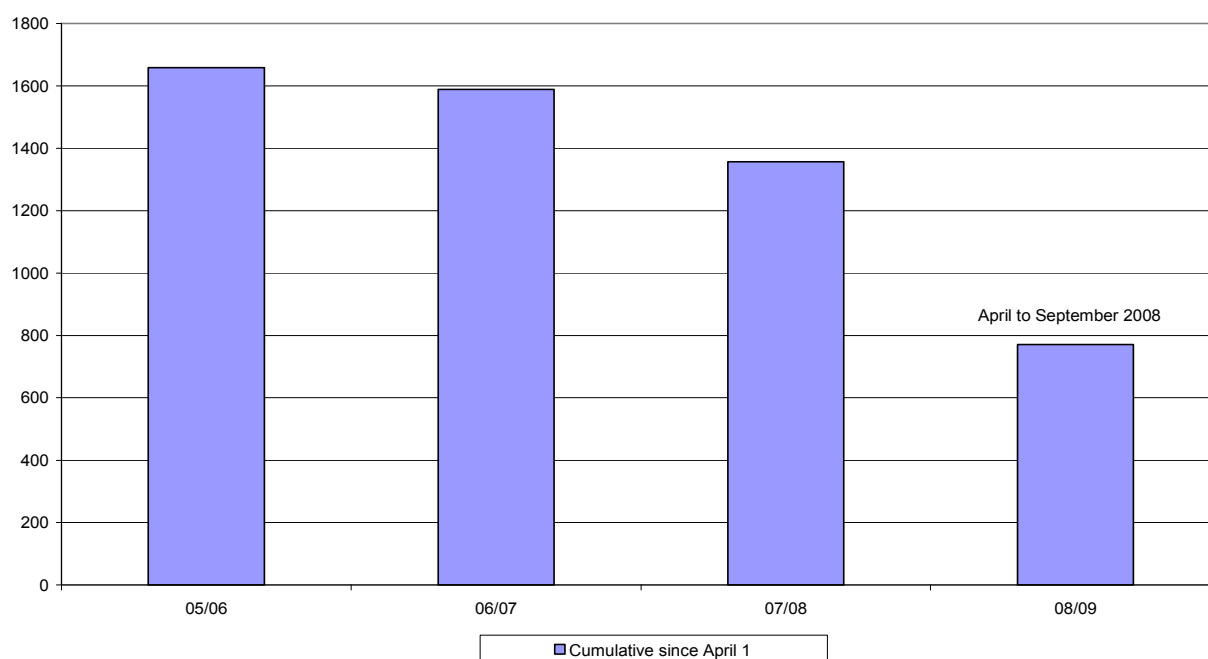


	05/06	06/07	07/08	08/09	
				Q1	Q2
Cumulative lets (ECC)		265	259	78	148
Cumulative lets (HAs)		260	182	43	75
Cumulative lets (Total)		525	441	121	223

NB: It should be noted that the 2006/07 year was a particularly good year for social housing lets because of the high number of Section 106 properties that were completed during that period. As many of our major sites have been completed, plus the effect of the housing market downturn, the number of Section 106 properties being completed has declined, therefore bringing the total number of lettings down to approximately 450 per annum.

4) New Approaches to the Housing Advice Service

The graph below shows the total number of households making new approaches to the Council's Housing Advice service over the past 4 years. Overall numbers had been falling due to the availability of improved information, the introduction of Exeter Home Choice and the general buoyancy of the housing market. However, this year the numbers have started to increase as the housing market declines. Within these new approaches are an increasing number of households who are having difficulties with their mortgage.



	05/06	06/07	07/08	08/09	
				Q1	Q2
Approaches this quarter				400	371
Cumulative since April 1	1659	1589	1357	400	771

5) Housing Market Assessment findings

The table below is taken from the final report of the Exeter and Torbay Housing Market Assessment study. It shows the overall numbers of housing required within Exeter, together with the anticipated supply. This leaves a net shortfall of some 5,282 properties.

Housing Type	Gross Housing Requirement	Housing Supply	Net Housing Requirement (Surplus)	
			N	%
5-Year Requirement				
Market Housing	18,079	16,032	2,046	38.7%
Intermediate Housing	2,882	1,879	1,003	19.0%
Social Rented Housing	5,731	3,498	2,233	42.3%
Total	26,692	21,410	5,282	100.0%

6) Total housing completions

The table below shows the total number of property completions (all tenures) over the past 5 years. It is predicted that 230 will be completed in 2008/09 and a similar number in 2009/10.

03/04	04/05	05/06	06/07	07/08
314	482	734	891	512