

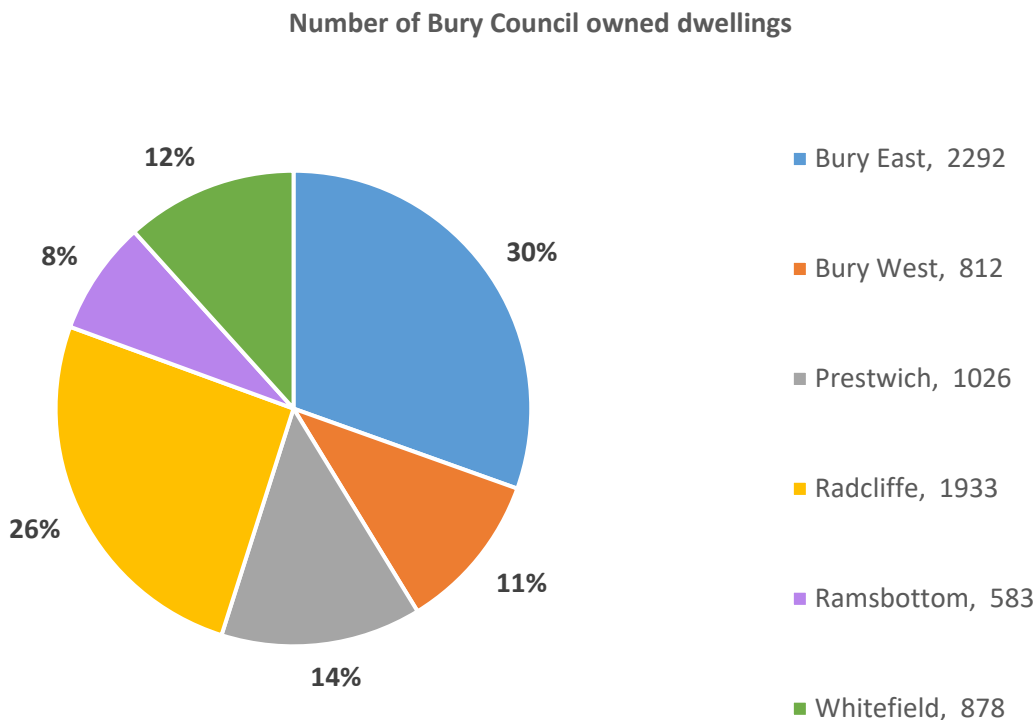
HOUSING WAITING LIST ANALYSIS AND DEMAND JANUARY 2022

1. Dwellings owned by Bury Council

As at 14th January 2021 there are:

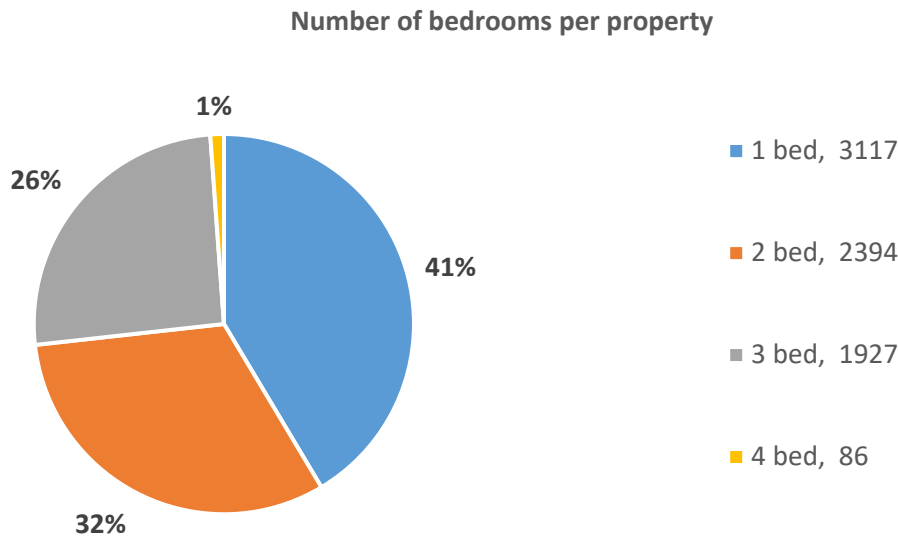
- 7,524 properties owned by Bury Council and managed by Six Town Housing (STH).
- 103 properties owned and managed by Six Town Housing
- 291 properties owned by Bury Council and managed by Springs TMO. These are excluded from this report as the properties are let through Springs direct and not through Bury Home Options. Springs also hold their own housing register.

Figure 1: Number of Bury Council owned dwelling



The largest proportion of properties is in Bury East with 30%, followed by Radcliffe with 26%.

Figure 2: Number of bedroom per property



Bury Council do not own any properties larger than 4 bedrooms. Only 86 (1%) properties of the Council's stock have 4 bedrooms.

Table 1: Number of properties

	Bury East	Bury West	Prestwich	Radcliffe	Ramsbottom	Whitefield
1 bed	943	323	363	903	262	323
2 bed	919	321	277	508	189	180
3 bed	395	161	369	506	130	366
4 bed	35	7	17	16	2	9

2. Properties Advertised and Bids Placed

From the period 1st January 2021 to 31st December 2021, 488 properties have been advertised through Bury Home Options, the Council's Choice Based Lettings system and 21,934 bids have been placed on them. This includes properties owned by Six Town Housing.

Through the nominations agreement we advertise Housing Association (HA) properties through Bury Home Options. In this report 190 HA (39%) properties were advertised which 7,749 bids had placed on them. It should be noted that there have been a number of new developments by Housing Associations, we only advertise one of each property type per development for customers to bid on.

Table 2: Bury Council properties advertised by township

	Bury East	Bury West	Prestwich	Radcliffe	Ramsbottom	Whitefield
Properties advertised	112	22	33	80	23	28
Bids Received	4969	1296	1274	3851	852	1943
Average bids per property	44	59	39	48	37	69

Table 3: Bury Council Properties advertised by bedroom count

	Bury East	Bury West	Prestwich	Radcliffe	Ramsbottom	Whitefield
1 bed	80	20	20	61	22	20
2 bed	31	1	10	14	0	4
3 bed	1	1	2	5	1	4
4 bed	0	0	1	0	0	0

Table 4: Housing Association properties advertised by township

	Bury East	Bury West	Prestwich	Radcliffe	Ramsbottom	Whitefield
Properties advertised	44	10	39	49	7	41
Bids Received	2653	70	1047	1833	167	1979
Average bids per property	60	7	27	37	24	48

Table 5: Housing Association properties advertised by bedroom count

	Bury East	Bury West	Prestwich	Radcliffe	Ramsbottom	Whitefield
1 bed	14	9	21	23	2	16
2 bed	27	1	17	26	5	21
3 bed	3	0	1	0	0	4
4 bed	0	0	0	0	0	0

3. Bury East

There are 2,304 council and STH owned dwellings in Bury East. 94 properties were available for bidding on Bury Home Options. Of these 14 were nominations from Housing Associations. 7,622 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
East	Housing Association	20	N/A	1177	59
	Huntley/Wash Lane	10	434	731	73
	Topping Fold	4	246	205	51
	Townside Fields	9	88	344	38
Moorside	Housing Association	15	N/A	722	48
	Chesham Fold	8	468	445	56
	Clarence	5	85	352	70
	Freetown	15	137	116	8
	Limefield	7	84	330	47
	Littlewood	1	122	91	91
	Lower Chesham	5	100	288	58
	Mossfield Close	2	36	121	61
	Seedfield	0	60	0	N/A
Redvales	Housing Association	9	N/A	754	84
	Goshen	26	155	526	20
	Nuttall Square	2	28	194	97
	Princess Parade	0	19	0	N/A
	Redvales	7	129	540	N/A
	Warth	11	113	686	62

Goshen provided the most available properties but this includes the Extra Care Scheme, Peachment Place where there have been a number of void properties. The highest number of bids was on a housing association property in East. This was 3 bedroom house.

Property Type	Available Properties	Bids	Average bids
Bedsit	4	18	5
Bungalow	11	405	37
Ground Floor Flat	45	2431	54
House	35	3066	88
Upper Floor Flat	61	1702	28

The highest average number of bids is House with an average 88 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	94	4039	43
2 Bed	58	3046	53
3 Bed	4	537	134

Although 1 bed properties had the highest number of bids, the average number of bids for 3 bed family homes was the highest with 134 per available property.

4. Bury West

There are 819 council and STH owned dwellings in Bury West. 32 properties were available for bidding on Bury Home Options. Of these 4 were nominations from Housing Associations. 1,366 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Church	Housing Association	8	N/A	51	6
	Bolton Road Bury	4	135	321	80
	Cameron/Knight Street	5	55	306	61
	Lower Ainsworth	1	51	5	5
	St Stephens	4	104	255	64
Elton	Housing Association	2	N/A	19	10
	Brandlesholme	4	232	91	23
	Spencer Street	3	37	232	77
	Woodhill	1	112	86	86
	Woolfold/Warwick Street	0	93	0	N/A

Housing association properties in Church ward provided the most available properties with 8 (HA properties are not available at estate level). The property in Bolton Road had the most bids with 137, this is a 3 bed house.

Property Type	Available Properties	Bids	Average bids
Bedsit	3	26	9
Bungalow	0	0	N/A
Ground Floor Flat	15	907	60
House	2	223	112
Upper Floor Flat	12	210	18

The highest average number of bids is House with an average 112 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	29	1142	39
2 Bed	2	87	44
3 Bed	1	137	137

Although 1 bed properties had the highest number of bids, the average number of bids for the 3 bed family home was the highest with 137 bids.

5. Prestwich

There are 1,029 council and STH owned dwellings in Prestwich. 72 properties were available for bidding on Bury Home Options. Of these 54% (39 properties) were nominations from Housing Associations. 2,321 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Holyrood	Housing Association	6	N/A	61	10
	Heaton Park	1	57	73	73
	Langley	0	25	0	N/A
	Parrenthorn	1	42	60	60
	Polefield	3	182	258	86
Sedgley	Housing Association	6	N/A	22	4
	Bent Hill	9	297	447	50
	Downham	3	61	201	N/A
St. Marys	Housing Association	27	N/A	964	36
	Carr Clough	3	149	113	38
	Prestwich Central	12	149	103	9
	Rainsough	1	56	19	19
	Redcliffe Court	0	11	0	N/A

Housing Association properties in St. Marys provided the most available properties with 16 (HA properties are not available at estate level). By estate Prestwich Central had the most properties available. 11 of the 12 available properties are located in the retirement schemes in the area. The property in Polefield had the most bids with 106, this is a 3 bed house. Bent Hill provided the only 4 bed property that was available in 2021, this was a adapted property.

Property Type	Available Properties	Bids	Average bids
Bedsit	14	67	5
Bungalow	1	3	3
Ground Floor Flat	25	1009	40
House	6	485	81
Upper Floor Flat	26	757	29

The highest average number of bids is House with an average 81 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	41	1233	30
2 Bed	27	849	31
3 Bed	3	198	66
4 Bed	1	41	41

Although 1 bed properties had the highest number of bids, the average number of bids for 3 bed family homes was the highest with 66 per available property.

6. Radcliffe

There are 2,003 council and STH owned dwellings in Radcliffe. 128 properties were available for bidding on Bury Home Options. Of these 55 were nominations from Housing Associations. 5,684 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Radcliffe East	Housing Association	18	N/A	891	50
	Dumers Lane	3	159	343	114
	Radcliffe Central	8	138	583	73
	Radcliffe Hall	0	28	0	N/A
	St Andrews (Radcliffe)	2	38	173	87
Radcliffe North	Housing Association	10	N/A	167	17
	Ainsworth	3	124	107	36
	Bolton Rd North Ward	24	645	1221	51
	Redbank	9	181	225	25

Radcliffe West	Housing Association	27	N/A	835	31
	Dumers Lane	10	184	396	40
	Radcliffe Central	2	187	201	101
	Radcliffe Hall	7	65	44	6
	St Andrews (Radcliffe)	5	254	498	100

Housing association properties in Radcliffe West provided the most available properties with 8 (HA properties are not available at estate level). St Andrews in Radcliffe East had 142 bids for one 1 bed bungalow.

Property Type	Available Properties	Bids	Average bids
Bedsit	7	24	3
Bungalow	18	1451	81
Ground Floor Flat	41	1387	34
House	16	1520	95
Upper Floor Flat	47	1302	28

The highest average number of bids is House with an average 95 bids per available property. Closely followed by bungalow with 81.

	Available Properties	Bids	Average bids
1 Bed	84	3677	44
2 Bed	40	1392	35
3 Bed	5	615	123

Although 1 bed properties had the highest number of bids, the average number of bids for 3 bed family homes was the highest with 123 per available property.

7. Ramsbottom

There are 584 council and STH owned dwellings in Ramsbottom. Ramsbottom has the least number of properties with only 8% of the stock. 30 properties were available for bidding on Bury Home Options. Of these 7 were nominations from Housing Associations. 1,019 bids were placed in total.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
North Manor	Housing Association	0	N/A	0	N/A
	Heath Hill	1	33	104	104
	Newcombe Rd/Trinity Green	2	39	165	83
	Walmersley	2	82	117	59
Ramsbottom	Housing Association	4	N/A	19	5
	Garnett Street	4	31	111	28
	Hazelhurst	0	23	0	N/A
	Peel Brow	3	144	27	9
	Ramsbottom Central	0	8	0	N/A
	Tagwood Dundee	3	109	190	63
Tottington	Housing Association	3	N/A	148	49
	Leemans Hill	2	29	64	32
	Moyse Avenue	0	12	0	N/A
	Wesley/Harwood	6	74	74	12

Wesley / Harwood had the most properties available. All of which of part of the retirement scheme. Heath Hill had 104 bids for one 1 bed bungalow.

Property Type	Available Properties	Bids	Average bids
Bedsit	7	49	7
Bungalow	11	424	39
Ground Floor Flat	1	42	42
House	2	198	99
Upper Floor Flat	9	306	34

The highest average number of bids is House with an average 99 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	24	748	31
2 Bed	5	155	31
3 Bed	1	116	116

Although 1 bed properties had the highest number of bids, the average number of bids for 3 bed family homes was the highest with 116 per available property.

8. Whitefield

There are 888 council and STH owned dwellings in Whitefield. 95 properties were available for bidding on Bury Home Options. Of these 41 (43%) were nominations from Housing Associations. 3,922 bids were placed in total. Whitefield had the highest average bid per property with 57.

Ward	Estate	Number of available properties	Number of properties in stock	Number of bids placed	Average bids placed
Besses	Housing Association	41	N/A	1979	48
	Besses	0	18	0	N/A
	Victoria	5	295	463	93
Pilkington Park	Housing Association	0	N/A	0	N/A
	Nipper Lane	1	11	153	153
	Park Lane	1	7	141	141
	Top O'th Fields	35	115	8	0
Unsworth	Housing Association	0	N/A	0	N/A
	Elms	12	390	1117	93
	Unsworth	0	52	0	N/A

Onward Homes (Housing Association) have a large number of properties in the Besses ward of Whitefield, therefore we received a high number of nominations. For Council stock Elms had the most properties available.

Property Type	Available Properties	Bids	Average bids
Bedsit	0	0	N/A
Bungalow	12	769	64
Ground Floor Flat	28	1212	43
House	11	1302	118
Upper Floor Flat	18	639	36

The highest average number of bids is House with an average 118 bids per available property.

	Available Properties	Bids	Average bids
1 Bed	36	1949	54
2 Bed	25	947	38
3 Bed	8	1026	128

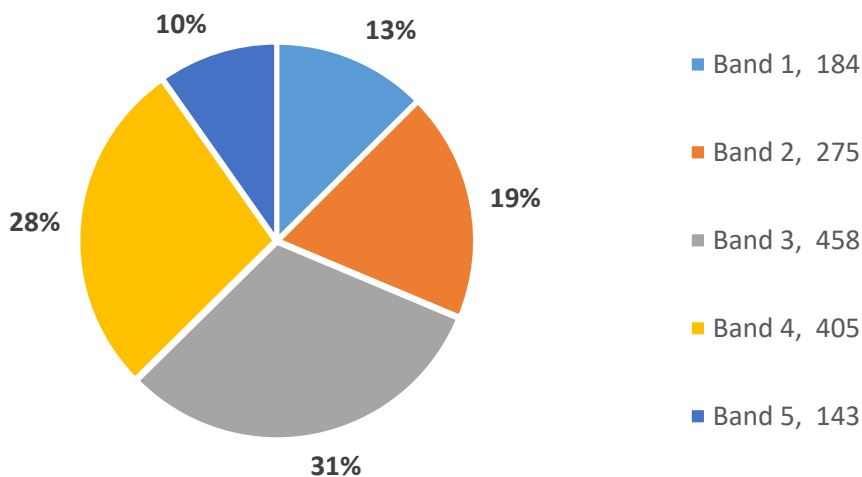
Although 1 bed properties had the highest number of bids, the average number of bids for 3 bed family homes was the highest with 128 per available property.

9. Waiting List

Between 1st January and 31st December 2021 the Council received 5,013 new housing applications. This is an average of 96 per week. As at 14th January 2022 there were 1,531 live applications on the housing register.

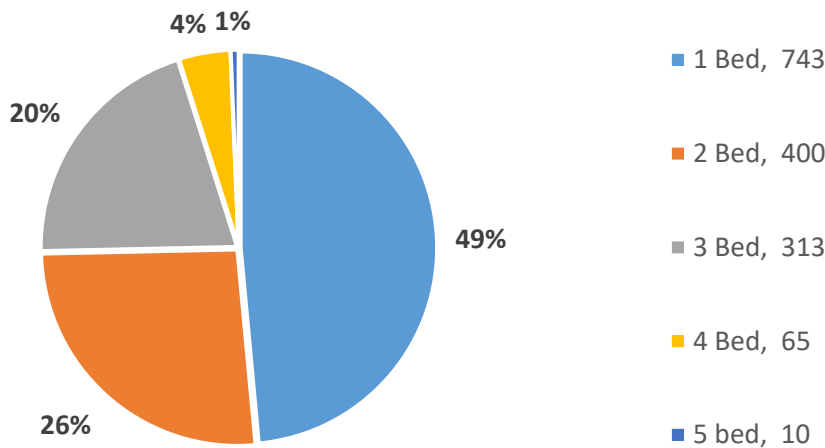
Demand for social housing continues to outstrip the number of properties available, as seen in the data above, and it is up to the Council to ensure that there remains fair and equitable access to what has become a scarce resource. The law requires the Council to give ‘reasonable preference’ to certain groups of people and this is reflected in the Council’s Housing Allocation Policy.

Figure 3: Number of applications by reasonable preference (Band)



Although band 3 has the most applicants, band 4, one bedroom overcrowded is the priority with the most applicants with 310. Followed by band 3, medium medical need, with 207.

Figure 4: Applicants by number of bedrooms required:



49% of applications on the housing waiting list require a 1 bedroom property. Analysis above shows that of the available properties advertised through Bury Home Options 308 (63%) were 1 bed properties. Although the Council do not own any 5 bedroom properties applicants with a 5 bed need may bid on larger 4 bed properties with an additional downstairs reception room. This additional room may be used as a bedroom.

Table 6: Preferred area of choice

Preferential Area	Number of applicants
Bury	616
Radcliffe	258
Prestwich	239
Whitefield	104
Ramsbottom	74
Tottington	205
Anywhere	35

Table 6 shows that 42% of applicants preferred to live in Bury.

10. Applicants

The following data is based on the primary client for each application

Figure 5: Gender of main applicant:

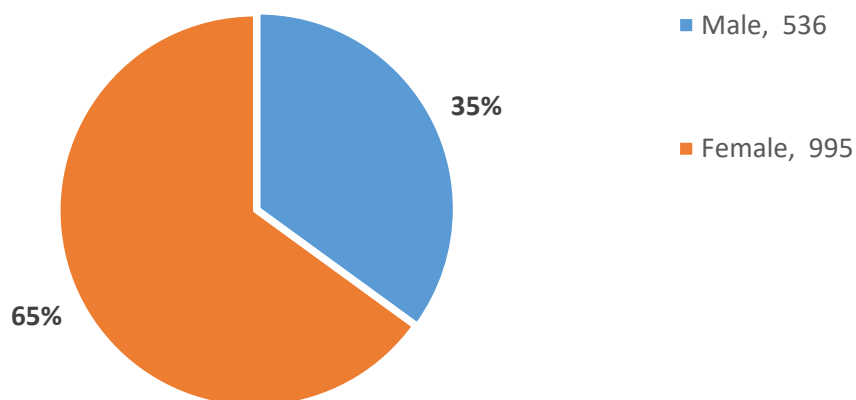


Table 7: Applications by household type

Household type	Number of applicants
Single person with children	457
Single person without children	449
Couple with children	279
Elderly single	169
Couple no children	74
Elderly couple	51
Single pregnant	29
Couple Pregnant	15
Elderly living with children	5
Single with Access to children	2
Elderly living with other	1

The majority of applicants on the housing waiting list are single people. Of the 449 single applicants **without** children, 174 were female and 275 were male. However, of the 457 single people **with** children 421 (92%) were female with only 36 being male.

Table 8: Age of main applicant

Age of main applicant	Number of applicants
18-24	205
25-34	431
35-44	347
45-54	220
55-64	149
65-74	95
75-84	54
85+	30

The largest age range of the main applicant is between 25 and 44. The oldest applicant is 100 years old. The average age of applicants is 42.

The demand for social housing in Bury is very high and applicants maybe waiting a considerable time before being rehoused. Applicants maybe waiting longer for adapted properties or if they are only willing to consider a property in a particular location.

Figure 6: Average waiting time (in days) on register

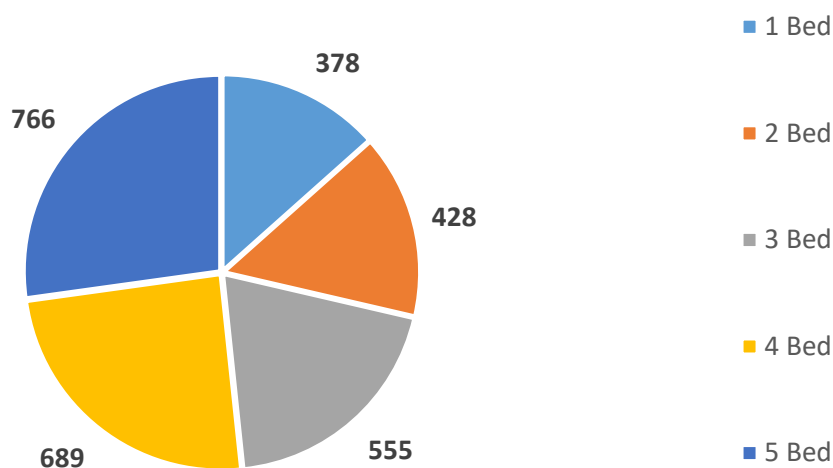


Figure 6 above shows the average waiting time by bedrooms required. It can be seen that applicants could be waiting a year for a one bed property.

Other housing options need to be considered when apply for housing such as housing associations and private rented properties. The council cannot fulfil the demand for housing within their own stock.