

Report to: Management Committee 12<sup>th</sup> November 2020

Prepared by: Grant Kennedy, Housing Services Manager

Subject: Statistical Information on Tenants and Stock

---

**Purpose of Report**

The purpose of the report is to inform committee members of the stock, and some key demographic information regarding tenants and residents of the association. This information may assist the management committee in decision making.

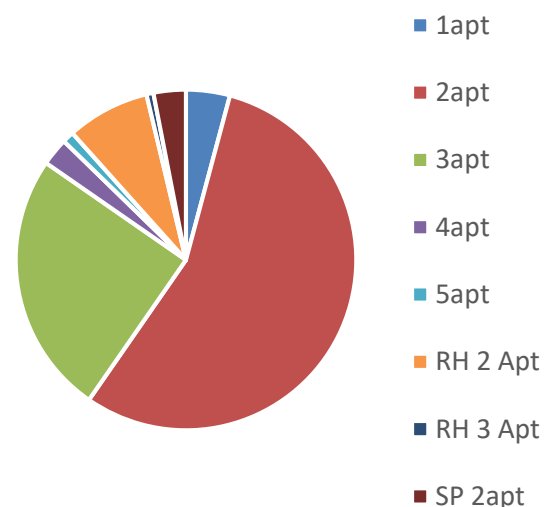
Some information is taken from the Association’s own tenancy records, and some information has been extracted from the most recent Tenants Survey.

**Statistical Information**

Stock Numbers & Turnover 2019-20

The table below contains the entire stock of the Association. SP = Single Person, RH = Retirement Housing (46 Overnewton Street).

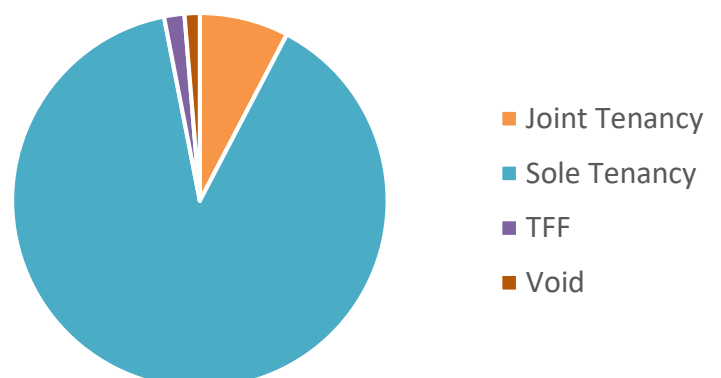
Apt Size	Stock	No. Let
1apt	19	3
SP 2apt	14	3
2apt	253	20
3apt	114	5
4apt	12	1
5apt	5	
RH 2 Apt	36	8
RH 3 Apt	3	1
<b>Totals</b>	<b>456</b>	<b>41</b>



Tenancy Status

The information provided below is a snapshot of the tenancies at November 2020.

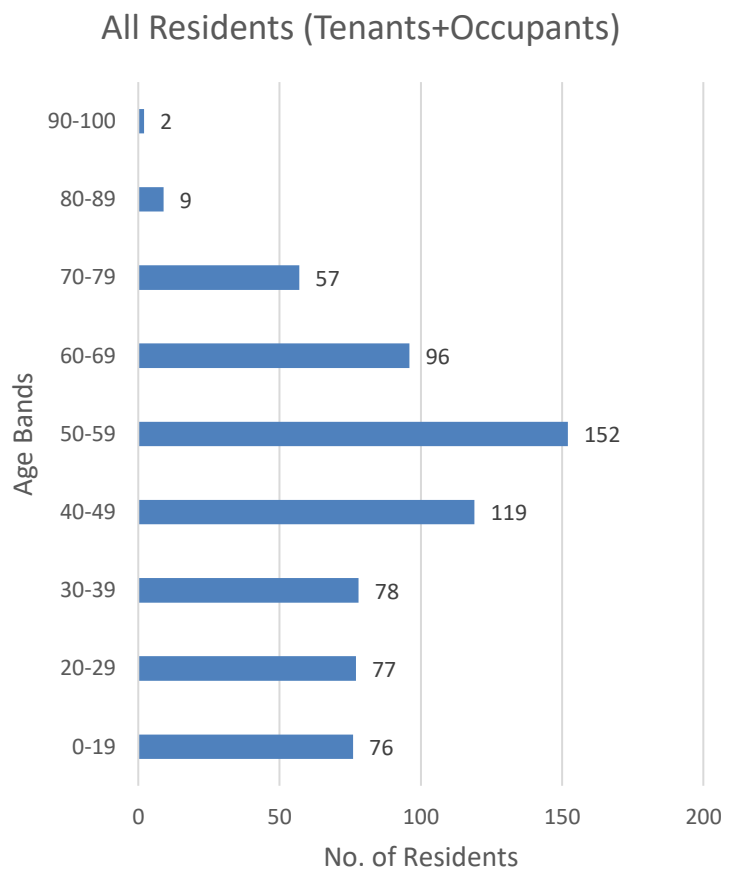
Tenancy Type	No.
Joint Tenancy	35
Sole Tenancy	407
TFF	8
Void	6
<b>Totals</b>	<b>456</b>



## Ages

Age bandings are provided for tenants (including joint) and for occupants separately where known.

<b>Ages</b>	<b>No.</b>
<b>Tenant</b>	
20-29	26
30-39	51
40-49	94
50-59	131
60-69	83
70-79	49
80-89	9
90-100	2
<b>Sub-Total</b>	<b>445</b>
<b>Occupant</b>	
0-19	76
20-29	51
30-39	27
40-49	25
50-59	21
60-69	13
70-79	8
<b>Sub-Total</b>	<b>221</b>
<b>Total</b>	<b>666</b>



## Ethnic Origin

Information is provided for all residents – tenants and occupants.

<b>Ethnicity</b>	<b>No.</b>
African	5
Any Other Asian Background	4
Any Other Black Background	8
Any Other White Background	11
Arab, Arab Scottish or Arab British	3
Chinese	6
Indian	6
Mixed or Multiple Ethnic Background	9
Other British	9
Other Ethnic Background	19
Pakistani	19
Unknown	69
White Irish	4
White Scottish	475
Middle Eastern	2
White	16
Mixed W/E & Chinese	1
<b>Totals</b>	<b>666</b>

## Financial

The Association typically receives approx. £65,000 per month in Housing Benefit and £15,000 per month in Universal Credit. This is approximately 50% of the rent charged each month.

Further financial information is provided from the Tenants Survey in 2019/20.

<u>Status</u>	<u>% all surveys</u>	<u>Status</u>	<u>% all surveys</u>
Full or part time work	40%	Not seeking work, at home with children	2%
Retired	23%	Student	1%
Unable to work	19%	Other	1%
Job seeker	9%	Rather not say	3%
Carer	3%	Count	249

Table 13 – Tenants’ financial management (base 187, weighted)

*Q- Considering your rent and the other bills you have to pay, how would you say your household manages financially at the moment - would you say you...?*

<u>Manage very well</u>	<u>Manage fairly well</u>	<u>Are having some difficulty managing</u>	<u>Are having significant difficulty managing</u>	<u>Don't know</u>	<u>Rather not say</u>
18%	61%	16%	1%	1%	3%

Table 14 – Tenants’ financial position (base 187, weighted)

*Q- Compared to this time last year, would you say that financially your household is...?*

<u>Managing better now</u>	<u>Managing about the same</u>	<u>Finding things a little bit more difficult</u>	<u>Finding things a lot more difficult</u>	<u>Rather not say</u>
5%	77%	13%	3%	3%

## **Recommendations**

**For information.** This statistical information is provided to supply the committee with some background information on tenants and our stock. Additional information can be supplied if required. The Management Committee is asked to note this information.