

Housing Needs Assessment 2022

Report Author: Louis Bebb, *Housing Policy and Strategy
Lead Officer*



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Executive Summary

The aim of this document is to outline how Sandwell Council plans to meet the current and future forecasts of housing need in the Borough. This includes households with care and support needs and people from diverse equalities groups. Further, it sets out the findings used to generate an outline for what the demographics and demand for social housing should look like over the next several years within the local area. Analysis of recent publications such as SMBC's Homelessness and Regeneration Strategies has been used to identify the varying number of considerations to identify local need in relation to market forecasting.

It is vital that local authorities have a comprehensive understanding of their local housing market and a robust evidence base on which to make informed decisions about future housing provision in terms of both market and affordable housing delivery, number of bedrooms required and affordable housing tenure.

Overview of Sandwell

- In 2021, Sandwell's population is the 27th largest out of 309 local authority areas in England, moving up six places in a decade. Over the past decade, the Borough's population increase was greater than the national average for England. Its population is predicted to continue growing faster national average over the next decade too.
- In 2019, Sandwell was ranked as the 8th most deprived local authority in England, out of a total of 317. Two thirds of geographical areas in the Borough are in the 20.0% most deprived in the whole country.
- The health of people in Sandwell ranks lower in several areas in comparison to the rest of the Country: including life expectancy, disability-free life expectancy and long-term physical and mental health conditions.
- For employment rates and gross weekly incomes, Sandwell is below the national average. Whereas for work inactivity, sickness and universal credit claimants, Sandwell is above the national average.

Sandwell's Housing Market

- Sandwell's housing market has changed significantly over the last decade and continues to evolve.
- In recent years the private rental market has expanded greatly whilst the local authority sector, once the numerically highest sector, continues to decline in numbers.
- Property values remain low compared to the wider West Midlands region but remain outside the reach of many households living locally.
- As at March 2020 there were 133,085 residential units in Sandwell of which 21.0% are council-owned, 5.0% are registered provider (housing association)

owned and 74.0% privately owned. Out of the latter, roughly 22.0% are privately rented.

Council Stock Profile

- Within SMBC's stock, there are 29,598 properties (27,277 of these properties are managed by Sandwell Council). 51.0% of units are houses, 41.0% are flats, 5.0% are bungalows and 3.0% are maisonettes.
- Council stock distribution by town area is uneven, with West Bromwich accommodating the highest share, whilst Smethwick has the lowest number. There is a fairly even distribution of houses across the Borough; however, the share of flats, maisonettes and bungalows appears to be unequal.
- Around a third of the Council stock is affected by under-occupation with an additional 12.0% being classified under the Bedroom Standard as overcrowded.
- Sandwell Borough has around 3,500 empty residential properties currently, according to council tax records.
- Sales under the Right to Buy have accounted for the loss of 457 homes in 2019/20 and 2021/22. To counter these losses, during the same period 160 homes were added to the Council stock.
- Affordable housing needs have increased in recent years along with overall demand.
- Longer term future housing need is 27,873 new homes by 2039.
- Currently, Sandwell is not meeting its housing need for both market and affordable housing, with a 51% shortfall annually.

Housing Needs for Sandwell's General Population

- Over the past year the housing register steadily grew and as of July this year, stood at around 10,500 households.
- Over a third of the register (38%) is made up of existing tenants.
- In terms of bedroom need, waiting list statistics indicate a comparatively higher need of 75.0% for one and two-bed properties amongst Sandwell's future housing developments. Whereas around 25.0% of households need three bedrooms or more.
- Age designation remains an issue. As noted in the stock profile, nearly half of flats are affected by an age designation.
- 1,866 council stock properties were re-let in 2021.
- Stock turnover (relets) have shown a pattern of decline in recent years with 2,180 in 2017/18, 2,104 in 2018/19 and 1,811 in 2019/20.
- Average waiting times taken from the first bid to actually acquire a property for 2020/21 was 51 weeks.

Housing Needs and Requirements for Specific Groups in Sandwell

- It is projected that there will be a significant increase in the number of people in the housing market area with impaired mobility, common mental health disorder, people aged 65 or over with dementia, and the number of people in Sandwell with a moderate or severe learning disability over the next two decades.
- To meet local demand rates in 2039, the model identifies a requirement for 1,720 additional specialist units for older people. Additionally, projected figures anticipate a total of 5,516 accessible and adaptable homes are required by 2039.
- There is also a significant need for affordable housing for young people. This is demonstrated by the ongoing development of supported housing schemes in recent years such as St Basils in Sandwell. The first phase of the development opened in 2015 accommodating 32 young people. Plans for a second phase have been submitted this year too.
- Teenage pregnancy rates in Sandwell are worse than the rest of England. There were 156 under 18 conceptions in Sandwell, with a rate of 28.2 per 1,000 aged 15-17, compared with 17.8 for England. This has resulted in the provision of accommodation schemes from the GAP Supported Housing Project and Bromford Housing for young parents and families.
- The number of care-experienced young people under 25 is significant within the Borough. Future housing plans must help children in care to make a successful transition to independence.
- SMBC's Commissioning Support Planning Team project around 50 units required per annum for supported living accommodation for Adults with Learning Disabilities and Autism.
- Ethnic minorities represent around a third of social housing applicants on Sandwell's housing register. In both 2020 and 2021, 47.0% of applicants who cited overcrowding as reason for moving were from ethnic minority groups.
- It is anticipated that more asylum seekers and refugees will arrive in the Borough, with Sandwell Council permitting 20-25 families to come to the Borough as part of the new Afghanistan resettlement scheme. Additionally, Sandwell has issued 123 visas so far to refugees through the Homes for Ukraine scheme.
- It is also recognised there is a long history of Gypsies and Travellers residing in the Black Country. It is further recognised that there are problems associated with living in permanent dwellings by the Gypsy and Traveller population in Sandwell that need to be addressed in future housing plans.

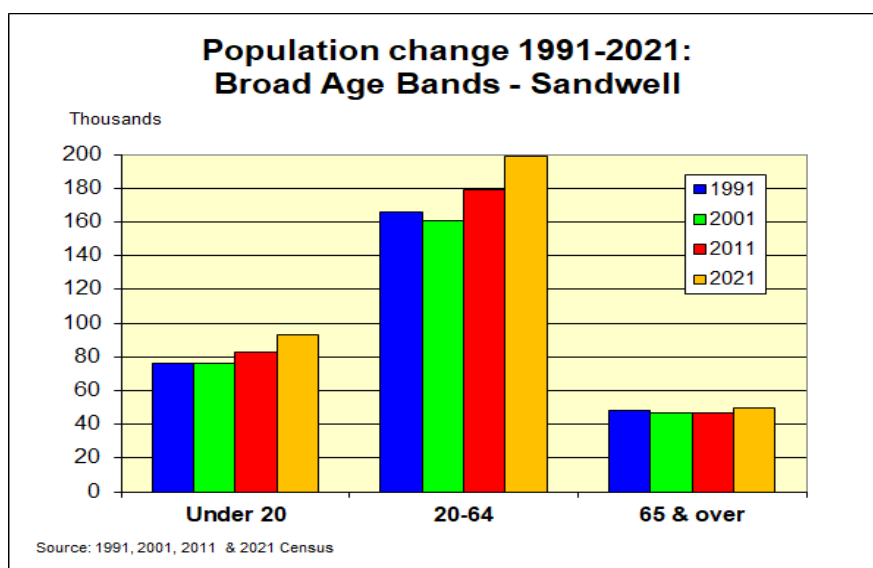
2 Overview of Sandwell

2.1 Geography:

Sandwell is a Metropolitan Borough in the West Midlands which was formed in 1974. The Borough comprises of 6 towns – Oldbury, Rowley Regis, Smethwick, Tipton, Wednesbury and West Bromwich. Further, there are 24 wards in the Borough¹.

2.2 Population:

- According to the Census 2021, Sandwell's population is the 27th largest out of 309 local authority areas in England, moving up six places in a decade².
- In Sandwell, the population size in 2021 was 341,900, an increase of 11.0% since 2011. The Borough's population has grown faster than the national average for England (6.6%) over the past decade³.
- Sandwell's population is predicted to continue growing faster than the West Midlands and the national average by 2030⁴.
- In terms of age groups, the largest increases have been amongst those aged 55 to 59 (growing 34.2%) and 50 to 54 (growing 28.4%)⁵.



- Despite this, Sandwell's ageing population (29.1%) is still lower than the average for the rest of England (36.8%). Particularly amongst the 65-69 (8.1% compared to 9.8%) and 70-74 age groups (7.4% compared to 9.9%)⁶.

¹ Sandwell Trends – Sandwell in Brief <https://www.sandwelltrends.info/sandwell-in-brief/>

² Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

³ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

⁴ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

⁵ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

⁶ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

- In Sandwell, there was a significant increase in people aged 15 to 64 years (11.0%). Across England, there was only an increase of 3.6% in people aged 15 to 64 years⁷.
- For children aged under 15 years, there was an increase of 14.5% across the Borough. Whilst in England, there was an increase of only 5.0% in this age group⁸.
- Overall, Sandwell has a young and diverse population, with more than 40.0% of residents under the age of 30, compared to around 30.0% across England.⁹
- According to the 2011 Census, Sandwell is a Borough with 34.2% of residents being from ethnic communities. This compares to 20.0% in England and Wales¹⁰. Of those, the largest proportion were from either Asian (19.2%) or black (6.0%) communities.

2.3 Health:

- The health of people in Sandwell in 2018 scored lower in several areas in comparison to the rest of the Country, according to Public Health England.
- Life expectancy in Sandwell has increased over the past decade, although it is still lower than the national average for both men and women. Men in Sandwell will, on average, live 79.5 years (2.4 less than the national average), while for women the average is 83.1 years (1.7 less than the national average)¹¹.
- Sandwell Pharmaceutical Needs Assessment 2022 states 60.2% of respondents reported having a long-term physical or mental health condition lasting more than 12 months¹².
- For older people in the Borough, disability-free life expectancy is low, with around only 9 years for both men and women¹³.

2.4 Economy:

- The Indices of Multiple Deprivation (IMD) 2019 shows Sandwell ranked as the 8th most deprived local authority in England, out of a total of 317. Two thirds of geographical areas in the Borough are in the 20.0% most deprived in the whole country¹⁴.

⁷ Sandwell Trends – 2021 Census <https://www.sandwelltrends.info/2021-census/>

⁸ Sandwell Trends – 2021 Census

⁹ Sandwell Trends – 2021 Census

¹⁰ Sandwell Trends – Sandwell in Brief <https://www.sandwelltrends.info/sandwell-in-brief/>

¹¹ Public Health Profile – Sandwell <https://fingertips.phe.org.uk/profile/health-profiles>

¹² Public Health Profile – Sandwell

¹³ Public Health Profile – Sandwell

¹⁴ Sandwell Trends – Indices of Deprivation 2019 <https://www.sandwelltrends.info/deprivation-2019/>

- Within the job market, 75.0% of working age people are in employment compared to the national average of 79.0%¹⁵.
- Sandwell's population has higher proportions of work inactivity in contrast to the rest of the country. Of those individuals, 25.5% are out of work due to long-term sickness compared to the national average of 22.9%. In addition, 31.3% are out of work as they are looking after the family/home compared to the national average of 23.6%¹⁶.
- Gross weekly incomes are also below the national average, with the Sandwell median average being £503 compared to a national average of £587 (17.0% less than the national average¹⁷).
- As one of the most deprived local authorities in England, about 25.5% (18,495) of children live-in low-income families¹⁸.
- In July 2021, Sandwell had the 7th highest number of people claiming Universal Credit in all English metropolitan boroughs. There were 42,104 people claiming universal credit or tax credits of which 15,876 (38.0%) of people were in employment¹⁹.
- More than 155,000 people are on Universal Credit in the Black Country and parts of Staffordshire – as of June 2022, the number of claimants in Sandwell was 41,679²⁰.
- During the same month, Sandwell had around 15,000 housing benefits claimants.
- Throughout the pandemic, SMBC also assisted residents finding it difficult to meet the shortfall in their rent with Discretionary Housing Payments to the value of £1.4m²¹.

¹⁵ Nomis Official Labour Market Statistics 2021

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/uklabourmarket/july2022>

¹⁶ Sandwell Trends – Economic Activity <https://www.sandwelltrends.info/economic-activity/>

¹⁷ Nomis Official Labour Market Statistics 2021 Median Average

¹⁸ Sandwell Trends – Economic Activity <https://www.sandwelltrends.info/economic-activity/>

¹⁹ Sandwell Universal Credit Claimants

<https://www.gov.uk/government/statistics/universal-credit-statistics-29-april-2013-to-13-january-2022/universal-credit-statistics-29-april-2013-to-13-january-2022#:~:text=The%20number%20of%20people%20on,million%20on%201%20March%202021.>

²⁰ Sandwell DHP Claimants

https://www.sandwell.gov.uk/info/200339/changes_to_benefits/4078/experiencing_hardship

²¹ Sandwell Universal Credit Claimants

<https://www.gov.uk/government/statistics/universal-credit-statistics-29-april-2013-to-13-january-2022/universal-credit-statistics-29-april-2013-to-13-january-2022#:~:text=The%20number%20of%20people%20on,million%20on%201%20March%202021.>

3 Sandwell's Housing Market

Sandwell's housing market has changed significantly over the last decade and continues to evolve. In recent years the private rental market has expanded greatly whilst the local authority sector, once the numerically highest sector, continues to decline in number. Property values remain low compared to the wider West Midlands region but remain outside the reach of many households living locally.

According to the Building Research Establishment (BRE), there are 133,680 dwellings in Sandwell, 46% are owner occupied, 26% private rented and 28% social rented²². The most notable characteristics of the private rented sector (PRS) are:

- The proportion of the Borough's housing stock that is private rented continues to grow: from 4.6% (5,345 units) in 2001 to 12.0% (14,580 units) in 2011 to 22.0% (21,000 units) in 2020.
- In 2018, the Building Research Establishment (BRE) recorded 4,300 HMO's located in Sandwell, with particular concentrations in Great Green (281, 17.0% of PRS Sector), Smethwick (323, 18.0% of PRS Sector), Soho & Victoria (602, 18.0% of PRS Sector) and St Pauls wards (385, 21.0% of PRS Sector).
- A significant and above national average benefit-supported private rented sector operates in Sandwell. Data available from the Department of Work & Pensions indicates that in May 2020, 47.0% of households in the private rented sector were either in receipt of Housing Benefit or were receiving the Housing Element of Universal Credit. This compares to a regional and national figure of 39 and 40 percent respectively²³ and approximately 62.0% in Council tenure.
- As previously mentioned, affordability remains an issue in Sandwell. To prevent homelessness and rough sleeping and where people find themselves homeless, SMBC need to ensure that we can resolve their housing need through a range of suitable and sustainable housing options. The 2021 Black Country Strategic Housing Market Assessment estimates that household incomes of between £17.8k, £22k, £25.6k and £32k are required to access an entry level private rented sector one, two, three or four bedroom property (respectively). In 2020 the lower quartile income in Sandwell was £15,115 with the median rising to £26,711²⁴.

²² BRE 2018 Integrated Dwelling Level Housing Stock Modelling and Database Commercial in Confidence Template Version

²³ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

²⁴ 2021 Black Country Strategic Housing Market Assessment

- Housing Associations provide an additional 7,750 units of affordable housing, 5,720 of which are classed as ‘general needs’ housing²⁵.

4 Council Stock Profile

Within SMBC’s stock, 51.0% of units are houses, 41.0% are flats, 5.0% are bungalows and 3.0% are maisonettes. The vast majority of flats (96.0%) are either one- or two-bedroom units as are 60.0% of maisonettes. 3,398 (28.0%) flats are classed as high-rise.

Council stock distribution by town area is uneven, with Wednesbury sharing the lowest at 12.0% and West Bromwich accommodating the highest share at 26.0%. By stock type, 51.0% of bungalows are located in Wednesbury and West Bromwich, whilst nearly 40.0% of maisonettes are sited in Smethwick. Just under a third of flats are located in West Bromwich with Wednesbury having the lowest share at 7.0%. Houses as a stock type are more evenly distributed. The table below (August 2022) sets out property type distribution in more detail:

Council stock by Town Area @ August 2022:

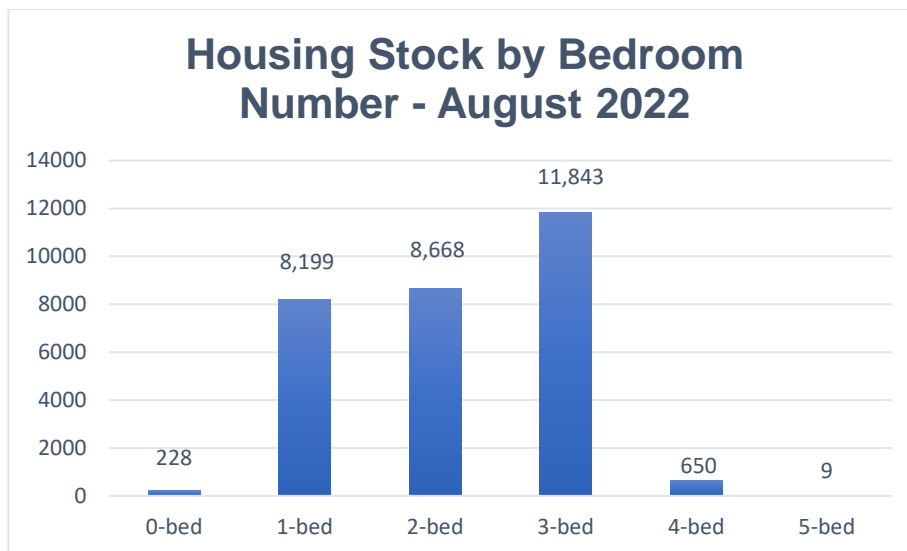
| TOWN AREA | Bungalow | Flat | House | Maisonette | TOTAL |
|----------------------|-----------------|----------------|---------------|-------------------|-----------------|
| Oldbury | 195 | 2,037 | 2,038 | 29 | 4,299 |
| Rowley | 196 | 1,923 | 2,940 | 0 | 5,059 |
| Smethwick | 131 | 1,298 | 1,794 | 405 | 3,628 |
| Tipton | 253 | 2,197 | 2,609 | 214 | 5,273 |
| Wednesbury | 298 | 821 | 2,394 | 17 | 3,530 |
| West Bromwich | 531 | 3,905 | 3,295 | 78 | 7,809 |
| TOTAL | 1,604 | 12,181* | 15,070 | 996 | 29,598** |

* = *3,398 flats are categorised as high-rise.

** = 27,277 of these properties are managed by Sandwell Council.

²⁵ Regulator of Social Housing, RP Combined Tool 2020
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1027024/RP_statistic_2020-21_briefing_note_v1.0_FINAL_.pdf

The table below illustrates the numerical share of stock by bedroom number:



Some key characteristics of SMBC's stock include:

- 1,142 (4.0%) properties are listed as having an adaptation. These units are sourced from 157 bungalows, 355 flats, 637 houses and 1 maisonette. This translates to around 10.0% of bungalows being adapted, 3.0% of flats and 4.0% of houses.
- Many flats are affected by age designations which is significant given the housing register profile. Excluding those with a 50 plus designation, collectively around half of one and two bedroomed flats (4,586 / 8,828 units) have an age restriction. These restrictions are applied with three specific minimum ages of 25 (844 units), 35 (246 units) and 40 (3,496 units). These restrictions mean that persons aged below 25 they are excluded from 52.0% of the stock (4,586 units), below 35 from 42.0% (3,742 units) and below 40 from 40% (3,496 units).
- Children occupy 1,686 flats (15.0%) - 650 of these flats are in high-rise. Children occupy over half of maisonettes (56.0%).
- A third (9,836) of Council homes are under-occupied. 2,467 are severely under-occupied (by two bedrooms or more) of which 79.0% (1,861) have a head of household aged 60 plus.
- Using the Bedroom Standard, around 12.0% (3,473) of the stock is classed as overcrowded, with 718 units being classified as severely overcrowded.
- The average length of tenancy is 12.6 years.
- Sandwell Council has around 3,500 empty residential properties currently, according to council tax records. This includes all privately owned, privately rented and social housing across the borough, and includes everything empty for just one day up to those empty for over 10 years.
- Sales under the Right to Buy have accounted for the loss of 457 homes in 2019/20 and 2021/22.

| Financial YR | Applications | Sales |
|--------------|--------------|-------------|
| 2007/2008 | 601 | 214 |
| 2008/2009 | 185 | 92 |
| 2009/2010 | 195 | 47 |
| 2010/2011 | 255 | 55 |
| 2011/2012 | 257 | 76 |
| 2012/2013 | 568 | 184 |
| 2013/2014 | 570 | 270 |
| 2014/2015 | 491 | 256 |
| 2015/2016 | 633 | 228 |
| 2016/2017 | 694 | 264 |
| 2017/2018 | 644 | 296 |
| 2018/2019 | 717 | 290 |
| 2019/2020 | 845 | 281 |
| 2020/2021 | 525 | 176 |
| 2021/2022 | 704 | 288 |
| | 7884 | 3017 |

4.1 Future Housing Development in Sandwell Borough

- Affordable housing needs have increased in recent years along with overall demand. In 2021, Sandwell's affordable housing requirement was set at 343 dwellings per annum, an increase from 244 in previous years.
- The Borough offers more social housing than the national average (28% of the 133,680 houses in Sandwell are social housing, compared to the national average of 17%). SMBC aim to do more to provide our residents with access to affordable accommodation²⁶.
- As shown in the table below, on average over the last four years (2017/18 to 2020/21), Sandwell has delivered 49% of its affordable housing needs. On average, 120 new affordable homes were delivered per annum over the last four years against a need of 244 homes per annum.²⁷

²⁶ Sandwell Regeneration Strategy 2022

<https://sandwell.moderngov.co.uk/mgConvert2PDF.aspx?ID=6326>

²⁷ 2021 Black Country Strategic Housing Market Assessment

<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

| Sandwell MBC – Housing Delivery against Housing Need (Affordable Homes - all types) | | | | | |
|--|-----------------------------------|-----------------------------------|---|-----------------------------|---------------------------|
| Year | Social Housing Need (2017) | Social Housing Need (2021) | Total new Affordable homes delivered | Deficit | % of SHN delivered |
| 2017/18 | 244 | | 117 | 127 | 48% |
| 2018/19 | 244 | | 93 | 151 | 38% |
| 2019/20 | 244 | | 107 | 137 | 44% |
| 2020/21 | 244 | | 162 | 82 | 66% |
| 2021/22 | | 343 | | | |
| Total | 976 | | 479 (cumulative) | 497 (cumulative) | 49% (average) |

- Longer term future housing need is 27,873 new homes by 2039. Sites have been identified in the Draft Black Country plan for 9,498 new homes, giving a shortfall of 18,375 homes to be met outside of Sandwell²⁸.
- The data above demonstrates that Sandwell is not currently meeting its housing need for both market and affordable housing. A minimum of 25% of any housing delivered on the site would be affordable housing and would benefit local people through; the Council having nomination rights from the social housing register and/ or through the provision of council homes, and by providing First Homes (30% discount on market prices to support first time buyers to take the first step on to the homeownership ladder).

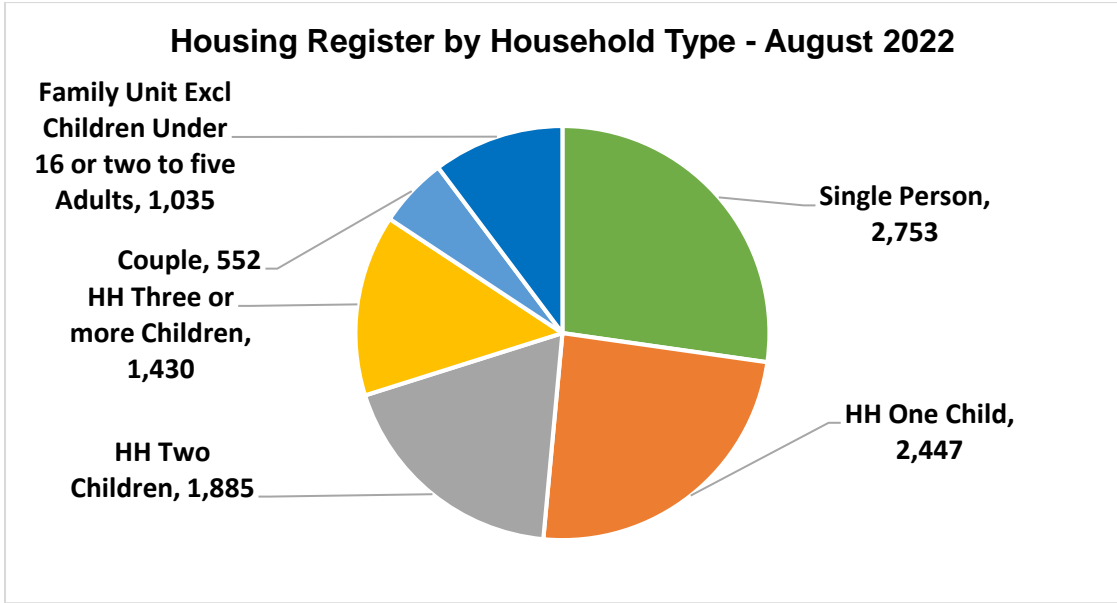
5 Housing Needs for Sandwell’s General Population

5.1 Housing Register Overview

Last year the housing register steadily grew and as of August this year stood at around 10,500 households. Following a full review of the Housing Allocations Policy a new revised policy took effect from July 2020. One of the major adjustments was the reduction of the residency test for qualification to join the register from 5 years down to 2 years. This is likely to have played a part in the growth of the housing register from around 7,600 households in May 2020 to 10,591 in August 2022. Of note:

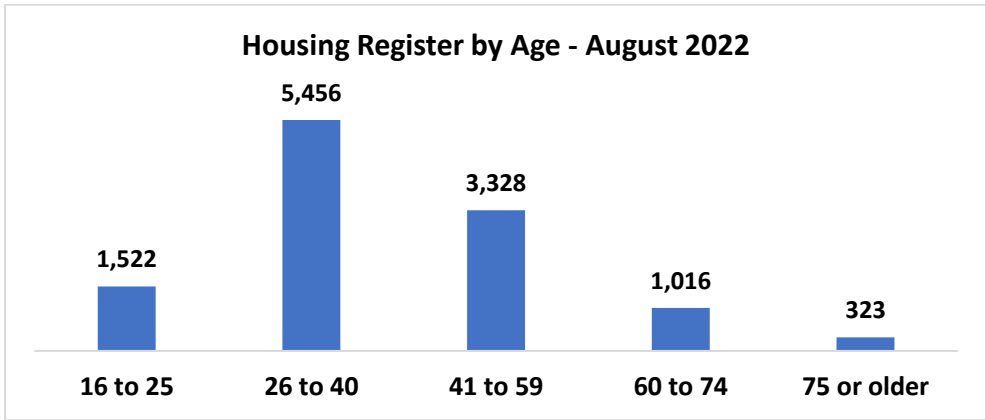
- Over a third of the register (38.0%) is made up of existing tenants
- Around half of the register have a degree of priority within the Allocations Policy – mostly qualifying for Band Three (60.0%). A more detailed overview of the housing priority bands is provided in Appendix One.
- Over half of households registered contain children aged 16 or under.

²⁸ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>



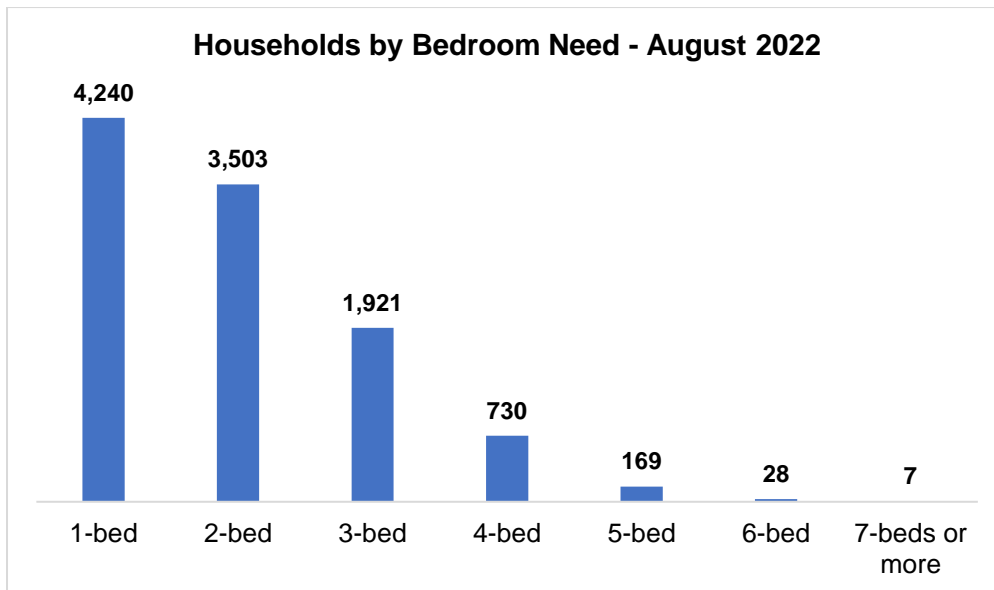
Note: From 10,638 households, 1,088 records were not available.

The register has an uneven age distribution – overall 55.0% of head of households are aged 40 or below, rising to 63.0% specifically from the applicant pool (i.e. non-Council tenants).



Note: From 10,638 households, 974 records were not available

The illustration below looks at bedroom need (set to DWP standard) where around a quarter need three bedrooms or more.



Note: From 10,638 households, 40 records were not available

In terms of bedroom need, waiting list statistics indicate a comparatively higher need for one and two-bed properties amongst Sandwell's future housing developments. Whereas around 25.0% of households need three bedrooms or more.

319 households require an adapted property. Specific adaptational needs are only held on the individual file and are not recorded on the mainframe system. However, 75 of these households qualify for Band One and 233 for Band Two. Overall, 147 of these households require a one bed unit, 77 a two, 62 a three, 28 a four and 7 a five (bedroom unit).

5.2 Bidding activity

The Council currently operates a choice-based lettings system for the allocation of its vacant properties whereby applicants are invited to express an interest in renting a vacant property – often referred to as 'bidding'. The bidding process provides an indication of property type demand, i.e. a low number of bids implies low demand (however, it should be noted that 'demand' is currently tempered by age restrictions affecting around half of flats).

From the current housing register, bidding activity is recorded as follows:

| Priority Band | No. of Households | Mean average bids per HH | No. who have bid >75 times | % share bid >75 times |
|----------------------|--------------------------|---------------------------------|--------------------------------------|---------------------------------|
| ONE | 463 | 10 | 14 | 3.0 |
| TWO | 1,019 | 34 | 125 | 13.0 |
| THREE | 2,263 | 79 | 787 | 37.0 |
| FOUR | 80 | 46 | 10 | 22.0 |
| FIVE | 6,840 | 27 | 722 | 11.0 |

The table below looks at the average (mean) number of bids per property type covering 2019/20 to 2021/22:

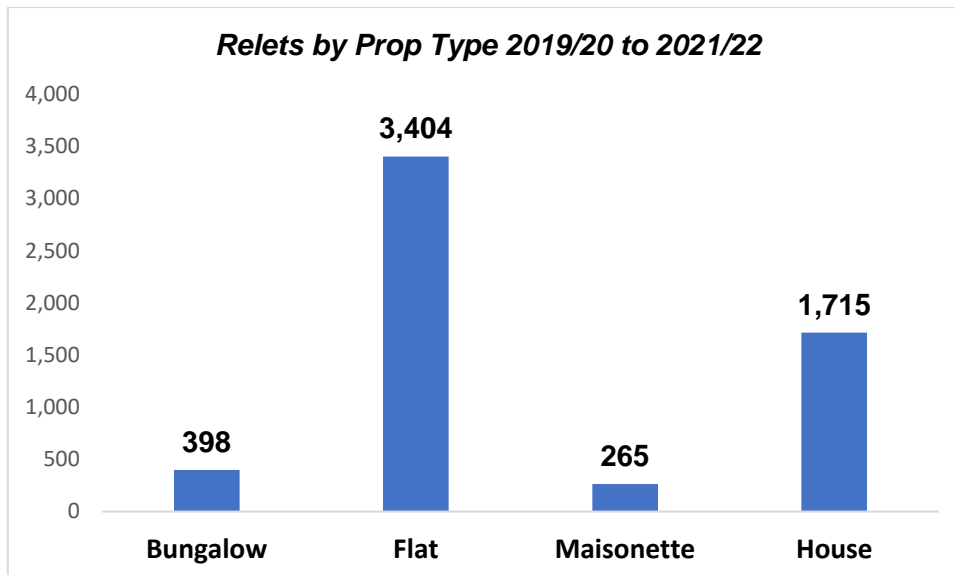
| Mean average bidding by property type 2019/20 to 2021/22: | | |
|--|-----------------------|-----------------------------|
| Property Type | Mean Ave. Bids | Number of Properties |
| Bungalow | 16 | 345 |
| Flat | 27 | 2,759 |
| Maisonette | 86 | 226 |
| House | 181 | 1,442 |

As noted in the stock profile, nearly half of flats are affected by an age designation. With around 70.0% (4,386/6,094) of the housing register applicant base below the age of 40, by default when a property with a 40 plus age designation becomes available for let, in effect it is only available to a third of the applicant base. This supply and demand in-balance is highlighted by the sharp differences between the lower demand for age designated stock set against general needs stock. Bidding week 21 commencing 21 July is typical, where none of the 40 plus units achieved more than 15 bids with two-thirds not achieving more than five. This contrasts with the 25 to 65 bid range for properties without an age designation all of which were let given the volume of bids:

Bids received for flats week commencing 21 July 2022:

| No. bids received: | Age Designation | | |
|---------------------------|------------------------|----------------|----------------------|
| | 25 plus | 40 plus | General Needs |
| No bids | - | 4 | - |
| 1 to 5 | - | 9 | - |
| 6 to 15 | - | 4 | - |
| 25 to 65 | 1 | - | 10 |
| Total | 1 | 17 | 10 |

Stock turnover (relets) have shown a pattern of decline in recent years with 2,180 in 2018/19, 2,104 in 2019/20, 1,811 in 2020/21 and 1,866 in 2021/22. The illustration below looks at relets by property type covering 2019/20 to 2020/21:



The above totals represent a turnover rate over three years by stock type of 40.0% for maisonettes, 11.0% for houses, 31.0% for flats and 26.0% for bungalows. The high number of maisonettes involved in turnover may be explained by the disproportionate number of maisonettes occupied by children culminating in a 'children in flats' move. Often seen as the next best option to a house, 56.0% of maisonettes are occupied with children.

Over the last three years relets by bedroom number has applied as follows:

Relets by bedroom number 2019/20 to 2021/22:

| Number of bedrooms | Number of properties | % share of relets | %share of stock within bedroom number |
|---------------------------|-----------------------------|--------------------------|--|
| One | 2,248 | 39.0 | 3.0 |
| Two | 2,068 | 36.0 | 26.0 |
| Three | 1,363 | 24.0 | 12.0 |
| Four | 100 | 2.0 | 16.0 |
| Five | 4 | - | 44.0 |
| TOTAL | 5,781 | 100.0 | 21.0 |

Average waiting times taken from the first bid to actually acquire a property for 2020/21 was 51 weeks. The table below breaks this down by each respective priority band within the Allocations Policy:

Average weeks from first bid to acquisition of property by Priority Band 2020/21:

| Band Number | Number of properties Let | Average Number of Weeks from first bid |
|--------------------|---------------------------------|---|
| One | 308 | 48 |
| Two | 665 | 42 |
| Three | 348 | 75 |
| Four | 9 | 52 |
| Five | 498 | 51 |
| TOTAL | 1,866 | 51 |

Looking at waiting time for respective property types, the table below provides a comparison as to how this has changed over time, with a decline in lets and a notable increase in waiting times between first bid and property acquisition:

Average number of weeks from first bid to property acquisition:

| | 2019/20 | | 2020/21 | | 2021/22 | | +/- |
|-------------------|---------|-------|---------|-------|---------|-------|------------|
| | No. | Weeks | No. | Weeks | No. | Weeks | |
| Bungalow | 103 | 34 | 97 | 40 | 142 | 43 | +9 |
| Flat | 1,355 | 17 | 1,060 | 21 | 1,020 | 29 | +12 |
| House | 596 | 63 | 564 | 87 | 611 | 89 | +26 |
| Maisonette | 107 | 20 | 90 | 24 | 93 | 53 | +33 |

In addition to the lettings above, between 2019/20 and 2021/22, 472 nominations were completed to Housing Associations and a further 297 Mutual Exchanges took place. Last year, 242 nominations were recorded. Given the 50.0% void requirement in the Nominations Agreement (NA) set against the RP general needs stock total (5,733) and an accepted 10.0% turnover, this figure implies that the authority achieves the target set in its' NA.

In March 2021 the Black Country Housing Market Assessment was finalised. Based on a series of socio-economic determinants specific to Sandwell table 5.8b predicts the size of new Social Rent/Affordable Rent accommodation required in Sandwell over the next 18 years²⁹:

| Table 5.8b Size of new Social Rent/Affordable Rent required in Sandwell over the next 18 years | | | | |
|---|---------------------------------|--------------------------|------------------------|-----------------------------|
| <i>Size of home</i> | <i>Base size profile (2020)</i> | <i>Size profile 2038</i> | <i>Change required</i> | <i>% of change required</i> |
| One bedroom | 9,988 | 11,044 | 1,056 | 31.7% |
| Two bedroom | 10,583 | 11,075 | 492 | 14.7% |
| Three bedroom | 13,920 | 14,377 | 457 | 13.7% |

²⁹ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

| | | | | |
|-----------------------|--------|--------|-------|--------|
| Four or more bedrooms | 947 | 2,276 | 1,330 | 39.9% |
| Total | 35,438 | 38,772 | 3,334 | 100.0% |

The table below focuses on the household need category within the Housing Register as determined by the Housing Allocations Policy. From a register of roughly 10,500 households, the table only includes categories that have 50 households or more.

| | | | |
|-----------------------------|-------|--------------------------------|-------|
| General Needs | 4,264 | Homeless Prevention | 157 |
| HH Children in flats | 1,057 | Hardship Grounds | 149 |
| Overcrowded by one bedroom* | 625 | Overcrowded by two bedrooms*** | 127 |
| Medical Priority** | 537 | Under-occupying one bedroom | 83 |
| Relief Duty | 164 | Stat Homeless | 58 |
| Under-occupying a house | 163 | Safety at risk | 52 |
| | | Total | 7,436 |

Note: Taken from 7,751 recorded categories available at the time (13.08.21)

*Divided between 308 Tenants & 317 Applicants

**Divided between 329 Tenants & 208 Applicants

***Divided between 46 Tenants & 81 Applicants

6 Housing Needs for Specific Groups in Sandwell

6.1 Disabled Households

- The provision of appropriate housing for people with disabilities, including specialist and supported housing, is crucial in ensuring that they live safe and independent lives³⁰.
- People have a disability if they have a physical or mental impairment, and that impairment has a substantial and long-term adverse effect on their ability to carry out normal day-to-day activities. These persons include, but are not limited

³⁰ Black Country Strategic Housing Market Assessment Final Report

<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

to, people with ambulatory difficulties, blindness, learning difficulties, autism and mental health needs³¹.

- It is projected that there will be an increase of 59.4% in the number of people aged 18-64 in the housing market area with impaired mobility, a rise of 10.6% in the number of people aged 18-64 in the Sandwell with a common mental health disorder, an increase of 36.9% in the number of people aged 65 or over with dementia, and an increase of 21.2% in the number of people in the Borough with a moderate or severe learning disability³².

| Condition | 2020 | 2039 | Total change | % change |
|---|---------|---------|--------------|----------|
| Health condition | | | | |
| People aged 65 and over with an illness* | 17,383 | 24,522 | 7,139 | 41.1% |
| People aged 18-64 with impaired mobility | 10,274 | 16,372 | 6,098 | 59.4% |
| People aged 18-64 with a common mental health problem | 37,565 | 41,556 | 3,991 | 10.6% |
| People aged 65 and over with dementia | 3,531 | 4,833 | 1,302 | 36.9% |
| People all ages with a learning disability | 5,902 | 7,152 | 1,250 | 21.2% |
| People requiring assistance with activities | | | | |
| People aged 65 and over that are unable to manage at least one mobility activity on their own** | 9,208 | 12,283 | 3,075 | 33.4% |
| People aged 65 and over who need help with at least one domestic task*** | 14,471 | 19,238 | 4,767 | 32.9% |
| People aged 65 and over who need help with at least one self-care activity**** | 14,306 | 19,084 | 4,778 | 33.4% |
| People aged 18-64 with a serious personal care disability***** | 1,665 | 1,840 | 175 | 10.5% |
| All people | 331,719 | 373,348 | 41,630 | 12.5% |

6.2 Older People

- In the Borough, the proportion of the population who are aged 65 years and over is projected to grow to 20.0% by 2033³³.
- The number of those aged 65 or over with a limiting long-term illness is expected to increase by 36.8% between 2020 and 2039 in the Black Country³⁴.

³¹ The National Policy Planning Framework

<https://publications.parliament.uk/pa/cm201617/cmselect/cmwomeq/631/63106.htm>

³² 2021 Black Country Strategic Housing Market Assessment

<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

³³ Frail Older People Joint Strategic Needs Assessment https://www.sandwelltrends.info/wp-content/uploads/sites/5/2018/06/JSNA_Frail-Older-People-Apr-2012_Full.pdf

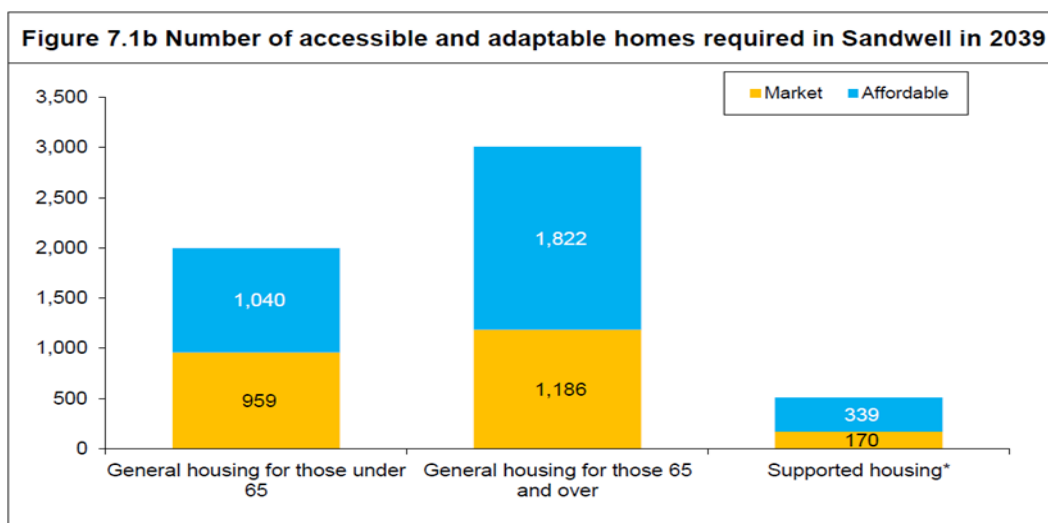
³⁴ 2021 Black Country Strategic Housing Market Assessment

<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

- Given the dramatic growth in the older population, and the higher levels of disability and health problems amongst older people, there is likely to be an increased requirement for specialist housing options.

6.3 General/Adapted Housing

The figure below shows the requirement for adaptable and accessible housing in Sandwell in 2039. In total 5,516 accessible and adaptable homes are required by 2039 in Sandwell of which 2,315 should be in the market sector and 3,201 in affordable accommodation. Of the 5,516 accessible and adaptable homes required, 5,006 should be in the general housing stock and 509 in supported accommodation³⁵.

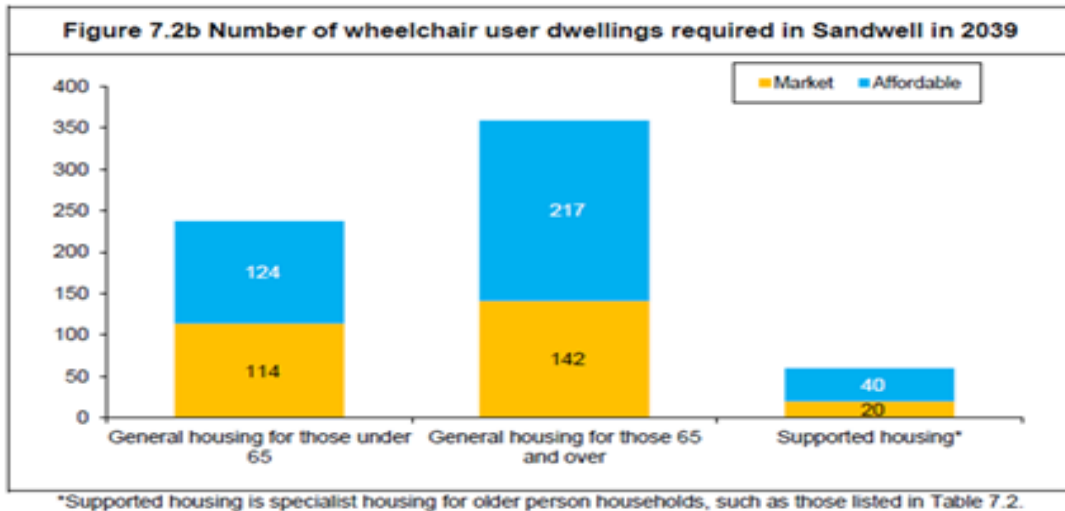


*Supported housing is specialist housing for older person households, such as those listed in Table 7.2.

The future requirement for a wheelchair-friendly home in Sandwell in 2039 is presented in the figure below. In total 656 wheelchair user dwellings are required in 2039 across Sandwell of which 275 should be in the market sector and 381 in affordable accommodation. Of the 656 wheelchair user dwellings required, 596 should be in the general housing stock and 60 in supported accommodation³⁶.

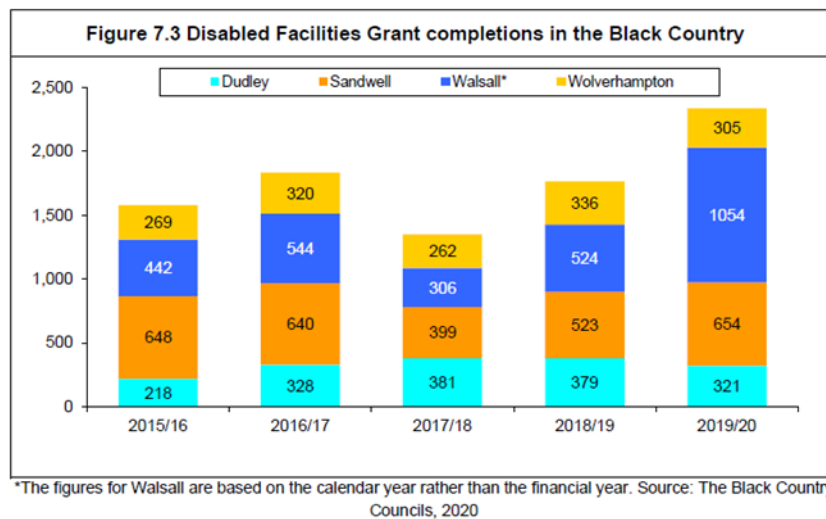
³⁵ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

³⁶ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>



6.4 Disabled Facilities Grants (DFGs)

The figure below shows the number of Disabled Facilities Grants (DFGs) that have been completed between 2015/16 and 2019/20 in each authority within the Black Country. Walsall had the highest number of DFG completions over this timeframe with 2,870 followed closely by Sandwell with 2,654. Dudley (1,627) and Wolverhampton (1,492) had fewer completions in comparison³⁷.



6.5 Supported Living for Adults with Learning Disabilities and Autism

- In supported housing, accommodation is provided alongside support, supervision, or care to help people live as independently as possible in the

³⁷ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

community. These are not always distinct groups and many individuals may have multiple needs³⁸.

- The supported housing sector is diverse, comprising housing associations and local council housing, as well as charities and voluntary organisations³⁹.

| | Actuals Where We Have Data | | | | | | | Projections | | | |
|--|----------------------------|---------|---------|---------|---------|---------|---------|-------------|---------|---------|---------|
| | 2015/16 | 2016/17 | 2017/18 | 2018/19 | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 |
| Transitions | 7 | 2 | 8 | 9 | 8 | 6 | 1 | 8 | 8 | 8 | 8 |
| Court of Protection Clients | | | | | | | | 4 | 8 | 7 | 3 |
| Standard Supported Living Client Transfers and New | | | | | | | | 12 | 20 | 20 | 20 |
| Transfers from Residential | | | | | | | | 5 | 5 | 5 | 5 |
| TCP Pathway Clients | | | | | 1 | 2 | 3 | 4 | 1 | 1 | 1 |
| New or Transfers of Mental Health Clients in Residential | | | | | | | | 4 | 7 | 9 | 9 |
| Total Demand | 7 | 2 | 8 | 9 | 9 | 8 | 4 | 37 | 49 | 50 | 46 |

In the table above, the Commissioning Support Planning Team project around 50 units required per annum – either provided from Local Authority Stock or arrangements with trusted social landlords and housing associations over the next few years:

- SMBC anticipate the projected numbers in red coming through our pathways and pipeline.
- In addition, the stats in blue identify where Sandwell would need to work to find alternative accommodation (and support) to where they are currently, either in the private rented sector market or in residential care homes.
- Any units built on the needs of people with learning disabilities, autism and mental health must be delivered strategically.
- For instance, building small-scale supported accommodation clusters where each unit is close to each other is easier to manage will ensure the right amount of shared support is delivered.
- Consideration needs to be made to ground floor accommodation due to mobility issues, the design of the property interior that suits the needs of the individual and ensuring the accommodation is located in areas close by to services and amenities.

³⁸ <https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

³⁹ <https://www.gov.uk/government/publications/supported-housing-national-statement-of-expectations/supported-housing-national-statement-of-expectations>

6.6 Accommodation Needs for Older People

The Black Country Housing Market Assessment provides an overview of older people in Sandwell projected to require a certain type of accommodation in the future – they form a significant proportion of the housing needs required for physical and mental impairment. To meet local demand rates in 2039, the model identifies a requirement for 1,720 additional specialist units for older people. This represents 6.3% of the total household growth in Sandwell for the period 2020 to 2039⁴⁰.

6.7 Accommodation Needs for Young People

Accommodation needs for young people in Sandwell should focus on key housing themes in the Borough such as delivering affordable homes, preventing homelessness and increasing housing options, ensuring good quality homes and supporting the needs of vulnerable residents:

- The need for affordable housing for young people is demonstrated by the ongoing development of supported housing schemes in recent years such as St Basils in Sandwell⁴¹.
- The scheme, unique for affordable housing, allows rent to be deflated below benefit triggers so young people can live and work benefit-free. Flats are managed and maintained by the charity.
- The first phase of the development opened in 2015 accommodating 32 young people. The scheme comprises of 8 flats with shared facilities.
- Second phase development plans for an additional 54-bedroom scheme at Hallam Close in West Bromwich have also now been submitted.
- SMBC have stated they intend to commission some of the units as accommodation for care-experienced young people.
- Since phase one of the scheme, 120 young people have lived in the aforementioned flats. None have suffered repeat homelessness.

Young Parents

- In addition to the above, there are also supported housing schemes for young parents too. Housing is a really important concern for young parents and there are many reasons why young households may need to be re-homed. These could include overcrowding, the breakdown of relationships with their family or partner or needing the extra help and support that can be provided by Supported Housing Projects.
- The Public Health England (PHE) Child Health Profile (March 2020) stated the teenage pregnancy rates in Sandwell are worse than the rest of England. There

⁴⁰ 2021 Black Country Strategic Housing Market Assessment
<https://blackcountryplan.dudley.gov.uk/media/18015/black-country-hma-22321.pdf>

⁴¹ Agreement with St Basils to provide affordable rented homes for young people
https://www.sandwell.gov.uk/news/article/6344/agreement_with_st_basils_to_provide_affordable_rented_homes_for_young_people

were 156 under 18 conceptions in Sandwell, with a rate of 28.2 per 1,000 aged 15-17, compared with 17.8 for England⁴².

- Within Sandwell, the need to support young people and young families is demonstrated by the provision of accommodation schemes such as the GAP Supported Housing Project in Oldbury. The project consists of 30 self-contained fully furnished one-bedroom flats accommodated by lone parents and young couples aged 16-25. The project aims to enable them to eventually move on to more permanent accommodation and manage to live independently. This is part of the Sandwell Homeless and Resettlement Project (SHARP).
- Bromford Housing also provide a 9-bedded housing scheme that provides additional support to young parents in their own tenancy.

Care-Experienced Young People

As shown in the table below, the number of care-experienced young people under 25 is significant within the Borough, particularly between the ages of 16 to 19.

| Number of Care-experienced young people by age, year ending 31st March 2021 | | | | | | | | | |
|--|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|--------------|
| 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | Total |
| 78 | 95 | 72 | 83 | 57 | 51 | 59 | 66 | 53 | 614 |

In order to help children in care make a successful transition to independence, Sandwell needs to ensure they are supported to develop the necessary assistance to provide a safe and supportive pathway to independent living:

- Care-experienced young people get to practice independent living with taster flats. SMBC have 25 training flats - they can live in these for up to 12 months with support to provide them with how they are living⁴³.
- Sandwell Council also have a crash pad used for sessions with independence skills.
- They are provided with a setting up allowance of £2000.
- Care-experienced young people will receive priority for social housing. Young people can register at 16 for the housing register and start to build a time on this. At 18 if following work completed with their support network, they have the skills and able to demonstrate they can manage they are supported to submit an application to gain and be awarded their Band 1 priority (banding award is offered up to the age of 25)⁴⁴.

⁴² Sandwell Borough Health Profile <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/gid/1938132701/ati/201/iid/90366/age/1/sex/1/cat/-1/ctp/-1/yrr/3/cid/4/tbm/1>

⁴³ Sandwell Borough Council Care Leaver Offer <https://www.careleaveroffer.co.uk/organisations/31521-sandwell-borough-council>

⁴⁴ Sandwell Borough Council Care Leaver Offer <https://www.careleaveroffer.co.uk/organisations/31521-sandwell-borough-council>

- However, it could be suggested that there needs to be a bigger emphasis on utilising the private rented housing market enough for care-experienced young people. In principle, Sandwell will not assist as a guarantor or provide a deposit for care-experienced young people in a private rented property. With the significant expansion of the private rented sector in the Borough and the falling amount of Sandwell Council stock, there may be an opportunity to assist more households in finding accommodation in the private rented sector.

6.8 Housing Needs of Black, Asian and Minority Ethnic Groups

| All Live Social Housing Applications by Ethnicity | Total |
|---|-------------|
| Asian or Asian British Bangladeshi | 348 |
| Asian or Asian British Indian | 386 |
| Asian or Asian British Other | 209 |
| Asian or Asian British Pakistani | 256 |
| Black or Black British African | 604 |
| Black or Black British Caribbean | 727 |
| Black or Black British Other | 38 |
| Chinese or Other Ethnic Group Chinese | 13 |
| Chinese or Other Ethnic Group Other | 17 |
| Gypsy | 9 |
| Mixed Other | 55 |
| Mixed White and Asian | 93 |
| Mixed White and Black African | 59 |
| Mixed White and Black Caribbean | 330 |
| White British | 5474 |
| White Irish | 41 |
| White Other | 521 |
| Grand Total | 9180 |

Note: From 10,638 households, 3408 records were not available.

- In the table above, ethnic minorities represent 35.0% of social housing applicants on Sandwell's housing register. Whilst white households represent the remaining 65.0% of the waiting list.
- Ethnic minority groups often have distinct characteristics in terms of their housing needs which may leave them disadvantaged in some way. They

typically live in poorer housing conditions than white households and are especially likely to experience problems of overcrowding⁴⁵.

- In both 2020 and 2021, despite having a much smaller representation on the social housing register, 47.0% of applicants who cited overcrowding as reason for moving were from ethnic minority groups.

| Overcrowded Households by Ethnicity | 2020 | 2021 |
|--|-------------|-------------|
| Asian or Asian British Bangladeshi | 25 | 55 |
| Asian or Asian British Indian | 11 | 64 |
| Asian or Asian British Other | 9 | 14 |
| Asian or Asian British Pakistani | 7 | 16 |
| Black or Black British African | 17 | 88 |
| Black or Black British Caribbean | 20 | 92 |
| Black or Black British Other | 3 | 1 |
| Chinese or Other Ethnic Group Chinese | 1 | 1 |
| Gypsy | 1 | 3 |
| Mixed Other | 2 | 11 |
| Mixed White and Asian | 3 | 13 |
| Mixed White and Black Caribbean | 9 | 46 |
| White British | 109 | 422 |
| White Irish | 14 | 3 |
| White Other | 19 | 23 |
| Total | 250 | 852 |

6.9 Asylum Seekers and Refugees

- Housing agencies across the UK are under increasing pressure to support and help integrate new migrants, of whom asylum seekers and refugees are key groups⁴⁶.
- The West Midlands is home to 5,721 asylum seekers – the fourth highest of all 12 UK regions. The most common nationality is Iraqi⁴⁷.
- Between 2018 to 2022, Home Office figures show Sandwell Borough had 1,024 people asylum seekers in receipt of local support. Out of all the local authorities in the West Midlands, this was the 3rd highest number.
- In 2021, Sandwell Council has given authority for 20-25 families to come to the Borough as part of the new Afghanistan resettlement scheme (modelled on the

⁴⁵ *Ethnic inequalities in housing* <https://blog.bham.ac.uk/cityredi/the-disproportionate-impact-of-covid-19-on-ethnic-minorities-in-the-west-midlands/>

⁴⁶ JRF – Asylum Seekers and Refugees Guidance <https://www.jrf.org.uk/report/guide-housing-and-support-services-asylum-seekers-and-refugees>

⁴⁷ *Afghanistan refugees to be given 25 homes in Sandwell* <https://www.birminghammail.co.uk/black-country/afghanistan-refugees-given-25-homes-21348353>

Syrian vulnerable persons resettlement scheme). 12 properties have already been made available⁴⁸.

- The Homes for Ukraine scheme was launched on March 18th 2022 to allow Ukrainian nationals to come to the UK if they have a named sponsor who can provide accommodation⁴⁹.
- Home Office figures show Sandwell has had a total of 123 visas issued so far – that is the second highest number out of all the Boroughs in the area.

6.10 Gypsies and Travellers Residing in Permanent Dwellings

- It is recognised there is a long history of Gypsies and Travellers residing in the Black Country⁵⁰.
- The 2011 national Census showed a Gypsy and Traveller Population of 351 by household tenure.
- Over two fifths (46.0%) of households reside in social rented accommodation, around a third (30.0%) of households are owner-occupiers and a quarter (25.0%) of households live in private rented housing. This includes households residing both on sites and in permanent dwellings⁵¹.
- Problems associated with living in permanent dwellings identified by the Gypsy and Traveller population in Sandwell included social isolation, lack of freedom and being misunderstood by the community⁵².
- Further, findings in the 2022 Black Country Gypsy and Traveller Accommodation Assessment suggested that there may be households who currently reside permanent dwellings who would prefer to reside on site⁵³.

⁴⁸ Afghanistan refugees to be given 25 homes in Sandwell <https://www.birminghammail.co.uk/black-country/afghanistan-refugees-given-25-homes-21348353>

⁴⁹ The West Midlands areas that have taken the most Ukrainian refugees <https://www.birminghammail.co.uk/black-country/revealed-west-midlands-areas-taken-23901649>

⁵⁰ The Black Country Gypsy and Traveller Accommodation Needs Assessment <https://blackcountryplan.dudley.gov.uk/t2/p2/t2p2d/p3/>

⁵¹ The Black Country Gypsy and Traveller Accommodation Needs Assessment <https://blackcountryplan.dudley.gov.uk/t2/p2/t2p2d/p3/>

⁵² The Black Country Gypsy and Traveller Accommodation Needs Assessment <https://blackcountryplan.dudley.gov.uk/t2/p2/t2p2d/p3/>

⁵³ The Black Country Gypsy and Traveller Accommodation Needs Assessment <https://blackcountryplan.dudley.gov.uk/t2/p2/t2p2d/p3/>

7 Appendices

Appendix One: Guide to Housing Priority Bands

This is how housing priority bands for households are decided. The band you are given depends on your circumstances.

Band One (including Additional Preference)

- Prohibition Order
- Cat One Hazards (private sector)
- Property is significant risk to health
- Demolition/CPO where occupant is vulnerable
- No access to essential facilities EG bathroom /kitchen
- Medical priority-extremely urgent and immediate need to move (see D5.2)
- Domestic abuse/extreme violence/extreme harassment
- Witness Protection (police recommendation)
- Prevention of children taken or remaining in care/corporate parenting responsibilities. Includes where SGO in place and require appropriate housing
- Potential foster carers, approved by Sandwell Children's Trust, who need more bedrooms or existing Sandwell Children's Trust foster carers expanding number of children placed
- Armed forces personnel in urgent housing need
- Care-experienced young people ready to move out of care or ready for move-on
- Under-occupying by 2 bedrooms
- Under-occupying a house

Band Two

- Homeless full duty
- Homeless-Relief duty
- CPO/Demolition
- Overcrowded by 2 bedrooms
- Medical Priority
- Move-on from supported/refuge accommodation – applies to selected local providers

- Households releasing a Sanctuary scheme property
- Under-occupiers by one bedroom directly affected by spare room subsidy - only applies to lets after 17/04/2013
- Households releasing an adapted property
- Non-successor left in occupation

Band Three

- Prevent Homelessness (where likely full duty would be owed)
- Overcrowded by one bedroom
- Welfare/Hardship Priority people who need to move to a particular locality (see D6)
- Under-occupying a flat/maisonette by one bedroom
- Children in flats or maisonettes above first floor
- Service Tenants due to terminate within 6 months

Band Four

- Intentionally Homeless
- Homeless unintentionally but where refused suitable offer (duty discharged)
- Council or RSL tenants releasing a ground floor flat

Band Five

- All other Households who do not fall within any of the priority need categories 1 to 4

Priority banding can be reviewed at any time to assess the current relevance of the priority.

Periodic assessment of bidding activity can also be undertaken to review and amend any priority awarded

Appendix Two: Supported Living Terminology

Transitions are the clients approaching 18 in Children's Trust care with disabilities we know will be coming through to Adults – we track these from age <14 so hopefully we have a pretty good grip on what's coming through and their accommodation needs.

Court of Protection Clients – those the Council act as Appointee where the person lacks capacity to manage their own affairs or lacks another suitable person that can do this or is willing to do this on their behalf. So, the Council often signs Tenancies on behalf of the client – We would like to move people from inappropriate private sector rentals.

Standard Supported Living Client Transfers and New – these are client in existing Supported Living placements where we feel the accommodation – often private sector – is in appropriate or possibly tied to their care and support - also provision for any new clients coming through to adult social care for example where mom and or dad are no longer able to look after their adult child in the family home any longer due to changing behaviours / needs or the age / health of mom or dad.

Transfers from Residential - these as it says on the tin, clients who have been placed in Residential homes who could be supported in the community in their own homes.

TCP Pathway Clients - Those who in the main are currently in long term hospital placements who the Local Authority and Health colleagues are expected to place in community settings by Department of Health. These are very complex cases not your normal discharges from the likes of Hallam Street (see below).

New or Transfers of Mental Health Clients in Residential - These are clients currently known to our Mental Health teams who are currently in hospital requiring accommodation on discharge or those already living in the community in private sector rental – similar to supported living clients above.