

Annex 3: Tamworth Policy Evidence Pack

Data and analysis to support the recommendations to Cabinet when they consider the revised Allocations Policy.



Income and Savings Thresholds

Context

Current policy allows a threshold of **£30,000** income for a single person and **£60,000** for a couple. Savings are capped at **£16,000**

A review of the financial thresholds permitting households to qualify on the Housing Register. When the last policy was reviewed in 2021, it was necessary to align savings with Universal Credit and prioritise social housing for those who could not source other accommodation. This has worked very well.

Annual reviews of financial thresholds are indicated in the policy. This is to ensure the amounts are set at the appropriate level in the current climate, based on average earnings, LHA rates, average rents and house prices in the borough, and the applicant's ability to afford to source alternative accommodation.

Average earnings in Tamworth

	Tamworth (£)	West Midlands (£)	Great Britain (£)
Gross weekly pay			
Full-time workers	£650.10	£651.60	£682.60
Male (FT)	£684.30	£694.80	£728.30
Female (FT)	£574.00	£593.70	£628.80
Hourly pay (Excluding overtime)			
Full-time workers	£15.90	£16.50	£17.49
Male (FT)	£16.20	£17.06	£18.15
Female (FT)	£15.04	£15.60	£16.64

Source: ONS annual survey of hours and earnings - resident analysis (2023)
[Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://nomisweb.co.uk)

Rental Prices in Tamworth

	Local Housing Allowance (monthly)	Average rent (pcm)	Median rent
Number of Bedrooms			
1 Bed	£425.01	£675	£675
2 Beds	£550.02	£872	£850
3 Beds	£650.00	£1,121	£1,200
4 Beds	£850.02	£1,439	£1,400

Source: [Home.co.uk: Tamworth Market Rent Summary](https://www.home.co.uk/tamworth-market-rent-summary)

Ability to pay rent deductions

The most common rule of thumb to determine how much someone can afford to spend on housing is that it should be no more than **30%** of their gross monthly income, which is the total income before taxes or other deductions. For someone renting a property, that 30% includes rent and utility costs.

If we take the example of a Female FT worker with an average earning of £574 pw, which is £2,296 pm. 30% of the monthly income would be **£689**. An average private rent in the borough is £675 pcm for a 1 bed and £1,121 pcm for a 3 bed. The female worker could just about afford the 1 bed but if she had a family, she could not afford even a 2 bed.

Current policy allows a threshold of **£30,000** income. The female worker annual income would be **£27,552** so she would fall below the threshold and would qualify for the housing register. But a male worker with an average earning of £684 pw, **£35,568** would not.

In the last couple of years since the policy was last reviewed, authorities are largely looking at the **total household** income rather than distinguishing between a single person or couple. This redresses any possibility of inequality.

House prices in Tamworth

Right Move data

Overall average price of properties sold in Tamworth in the last year: **£251,391**

The majority of sales during the last year were semi-detached properties.

Average price by type of properties:

Semi-detached properties	£239,783
Detached properties	£363,895
Terraced properties	£196,125

Overall, sold prices in Tamworth over the last year were 5% down on the previous year and similar to the 2021 peak of £249,106.

Source: [House Prices in Tamworth \(rightmove.co.uk\)](https://www.rightmove.co.uk/property-market-research/house-prices-in-tamworth)

Zoopla data

Average sold price of a property in Tamworth in the last 12 month: **£249,038**

Semi-detached properties	£353,258
Detached properties	£234,755
Terraced properties	£185,428
Flats	£132,558

Source: [House prices in Tamworth - sold prices and estimates - Zoopla](https://www.zoopla.co.uk/property-market-research/house-prices-in-tamworth)

Ability to purchase a property

Income and mortgage are related factors that determine how much you can afford to borrow and repay. There are different ways to calculate the income requirement for a mortgage, such as the 28% mortgage rule, the two-and-a-half times annual gross income rule, or the comparison of monthly income and expenses.

If we use the example of the female worker with an average weekly earnings of £574 pw which equates to **£27,552 pa** and we take the two-and-a-half-time rule, they will qualify for a mortgage of **£68,880**.

The property that would cost the least is a flat which is in the region of **£132,558**, which is twice what she could afford.

Proposal for Income Threshold

On reviewing the deductions, the proposal is:

1. Remove the single and couple thresholds in the current policy and instead have a **household income** that takes into consideration the differences in average earnings, single parents with families.
2. Increase the annual income threshold to **£70,000** which is £10,000 more than the current couple allowance which takes into consideration the level at which someone could afford to rent privately or purchase a home.
3. Households with an income which is under £70,000 would qualify for the Housing Register.

Savings Limitations Deductions

The savings threshold in the policy is currently **£16,000** and aligned to the Universal Credit. Most authorities set a limit for savings, as an applicant would be expected to source their own accommodation if their savings exceeds this limit and Tamworth does this.

Lichfield and Birmingham are currently setting a savings limit of £16,000 aligned to Universal Credit. North Warwickshire does not have the policy public facing but advises it will make decisions on a case-by-case basis.

If the limit is increased and it is higher than neighbouring boroughs, we run the **risk** of increasing the **demand** of applications to join the Tamworth Housing Register.

Proposal for Savings Limit

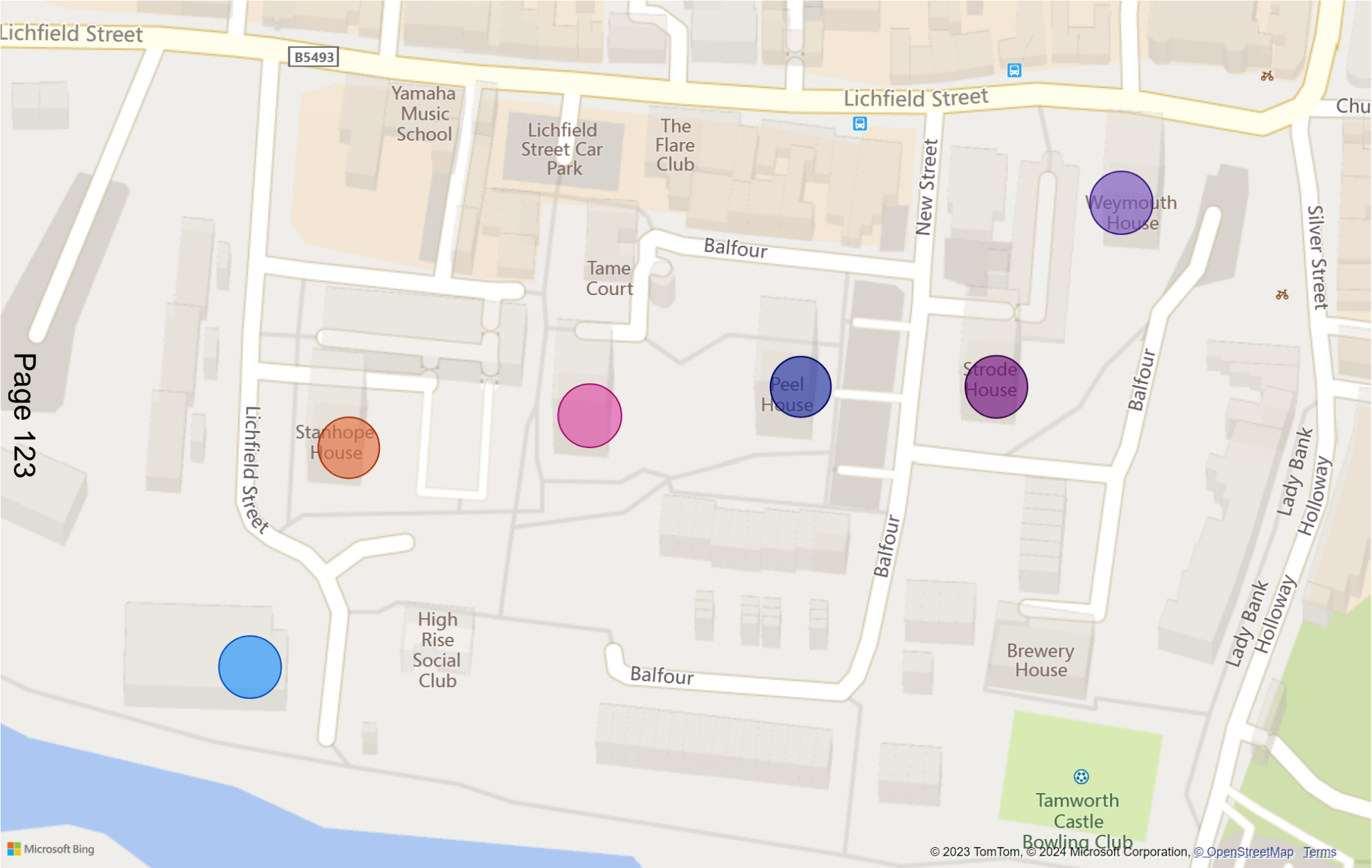
On reviewing the deductions, the proposal is:

1. To retain the limit in the current policy of **£16,000**.
2. To evaluate on a case-by-case basis, applicants who exceed this limit, where they might need specialist accommodation such as sheltered and cannot easily source this themselves.
3. To monitor the savings, limit annual alongside the household income threshold.



High Rise Properties

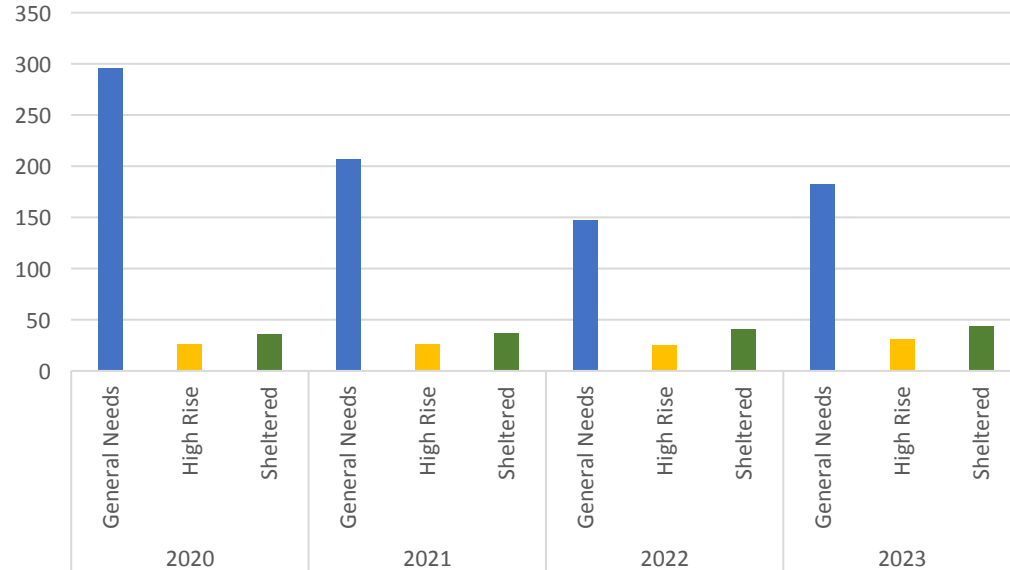
Location and number of high rise properties in Tamworth



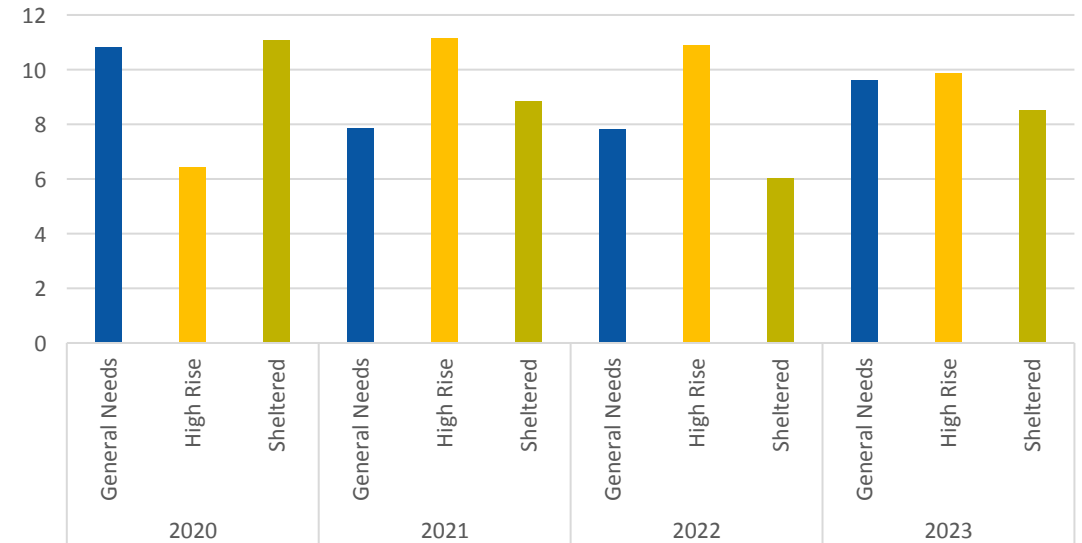
Location	Count
Townshend House	53
Weymouth House	52
Harcourt House	51
Strode House	51
Stanhope House	49
Peel House	48
Total	304

High Rise Voids

Total Number Of Voids by Type



Average Void Duration (Weeks)

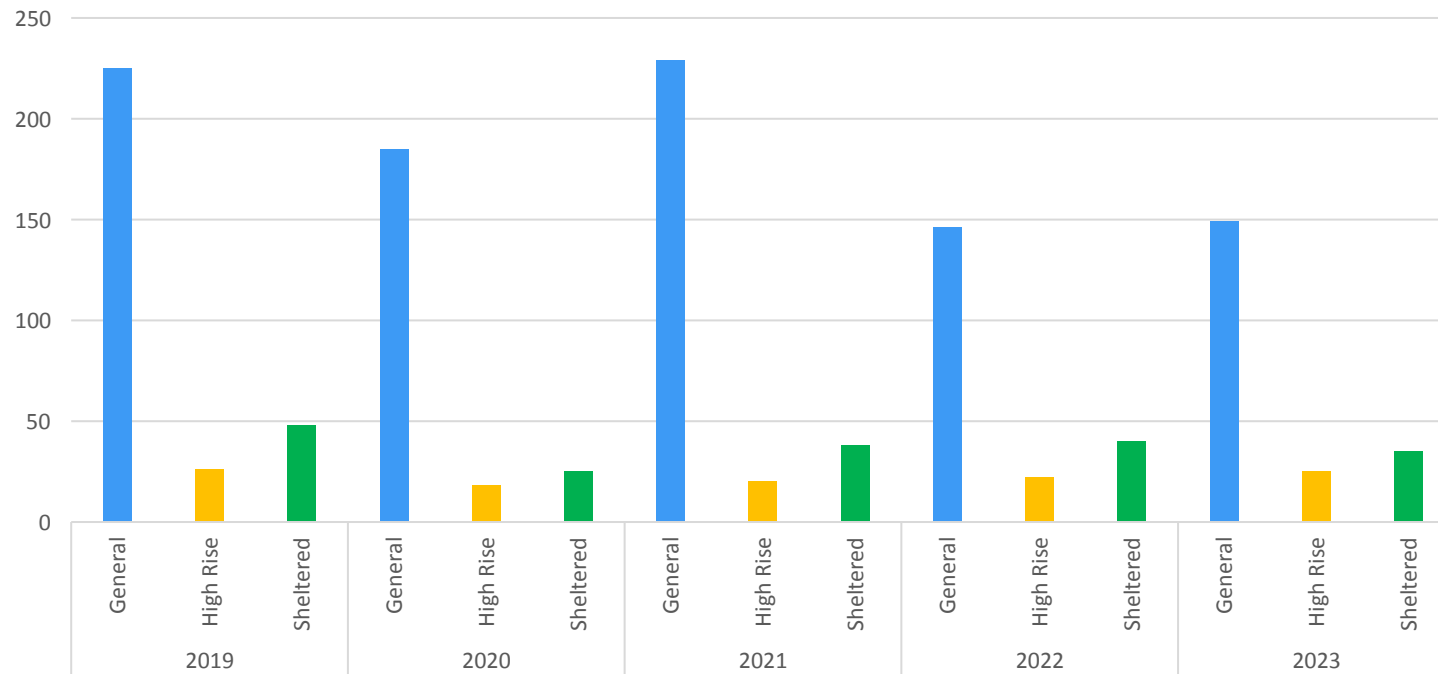


The table on the left shows the number of voids, and the table on the right shows the how long on average number of weeks it takes to let a property. Even though there are fewer high- rise voids, they are taking as long or longer to let as general needs voids.

Source: Tamworth Borough Council

High Rise Lettings

Lets by Type
2019 - 2023



General needs will always form the bulk of lettings. We can see High Rise are the least number of lets per year. **

2020 is a part year due to Covid restrictions and policy not implemented until June 2020**

Source: Tamworth Borough Council

Letting Type

Direct Lets vs CBL				
	From June 2020	2021	2022	2023
Total CBL Lets	369	411	308	348
Total Direct Lets	0 * not recorded (covid)	3	2	5
% Direct Lets	0%	0.7%	0.6%	1.4%

In accordance with the Tamworth model the bulk of lettings are via the choice-based lettings scheme “finding a home in Tamworth”

Source: Tamworth Borough Council

Demand for properties

The high-rise properties which largely consist of 1- and 2-bedroom properties are primarily used for over 50's accommodation.

We want to undertake a demand led analysis of high-rise properties based on:

- Numbers of applicants by bands on the Housing Register
- Number of applicants by bedsize on the Housing Register
- Housing Category by number on the Housing Register
- Number of households in Bed and Breakfast and how long they wait
- Number of households in Temporary Accommodation and how long they wait

The following slides give an indication of demand in **March 2024**.

Applicants on the Housing Register

Applicant Numbers by Band

	No of Apps
Band 1	66
Band 2	201
Band 3	120
Band 4	51
Sum:	438

Applicant Numbers by Bedsize

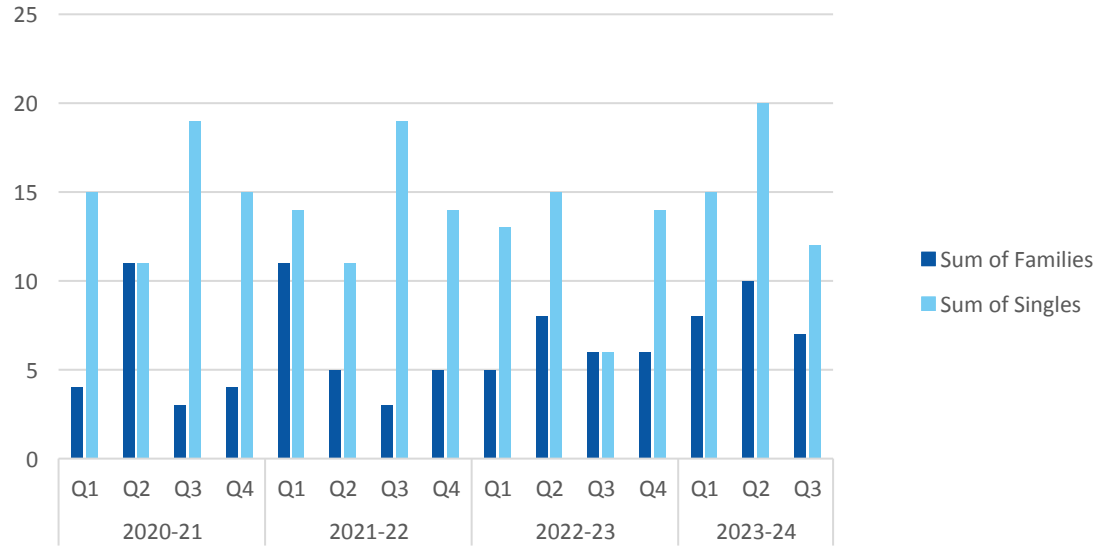
No of Bedrooms	No of Apps
1	173
2	113
3	96
4	44
5	10
6	2
Sum:	438

Housing Categories on the Housing Register

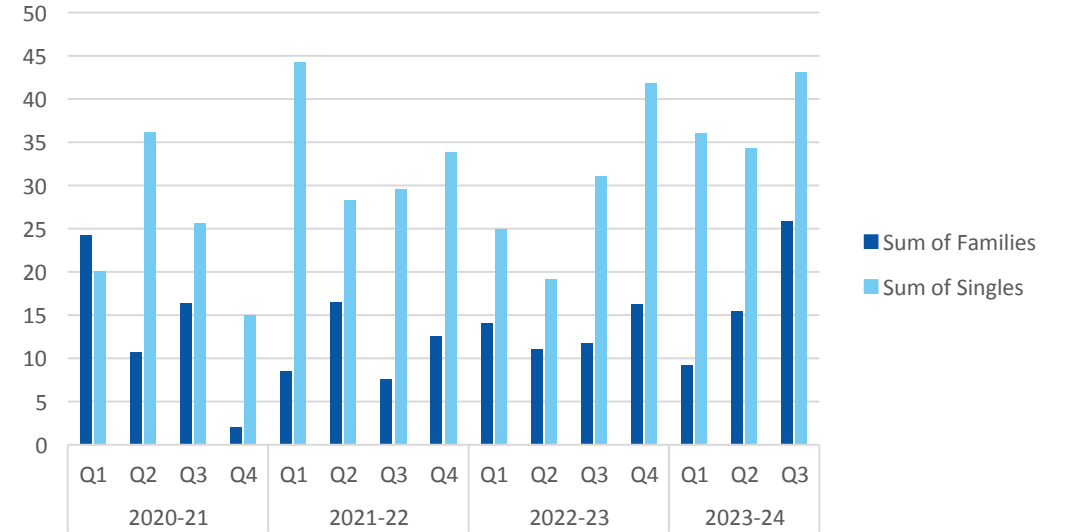
- 139 overcrowding
- 111 have a medical need
- 95 have a social/welfare need
- 67 homeless need (22 main duty, 23 relief duty, 13 prevention duty, 5 no duty and 4 successful mediation for 6 + months)
- 49 need to move on from supported accommodation (3 ready to move now)
- 39 in banding for under occupying social housing
- 4 incentive to move
- 4 being over 35yrs in shared accommodation
- 1 armed forces banding
- 1 best use of stock
- *******(Applicants may fall into more than one category, numbers won't add up to previous slide)*******.

Homeless Households and B&B

Numbers Placed in Bed and Breakfast



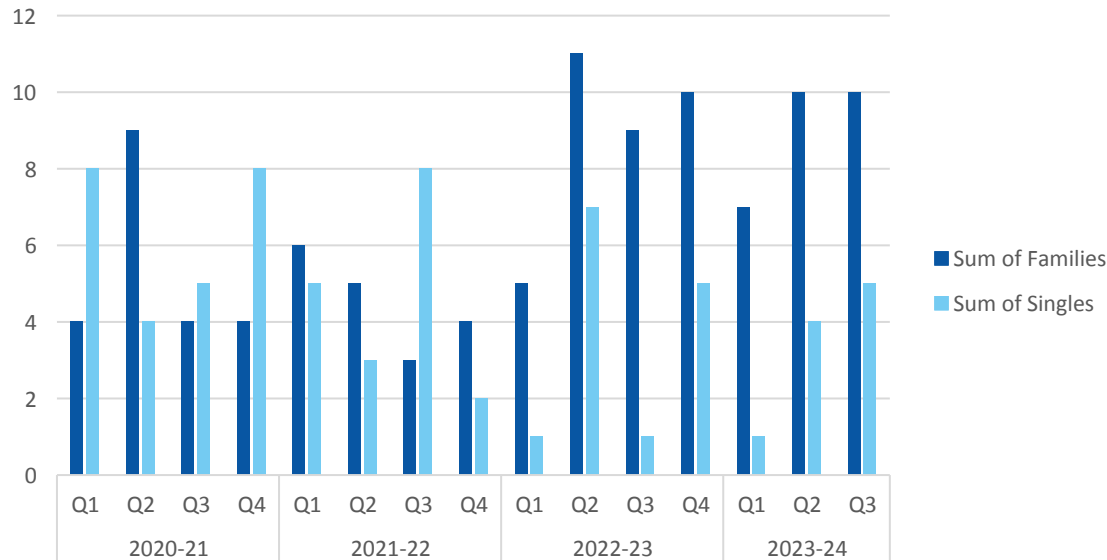
Average Stay in B&B (Nights)



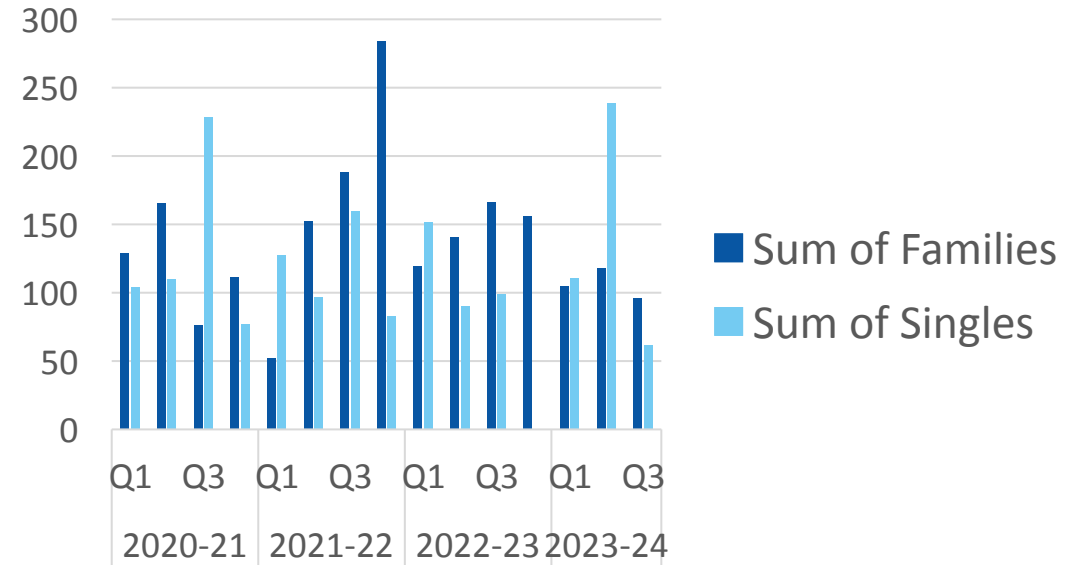
Source: Tamworth Borough Council

Homeless Households and TA

Numbers Placed in Self-Contained



Average Stay in Self Contained (Nights)



The table on the left shows the numbers placed in TA, and the table on the right shows the average length of stay in TA. With high rise voids taking so long to let, there may be a solution to letting a percentage to homeless households.

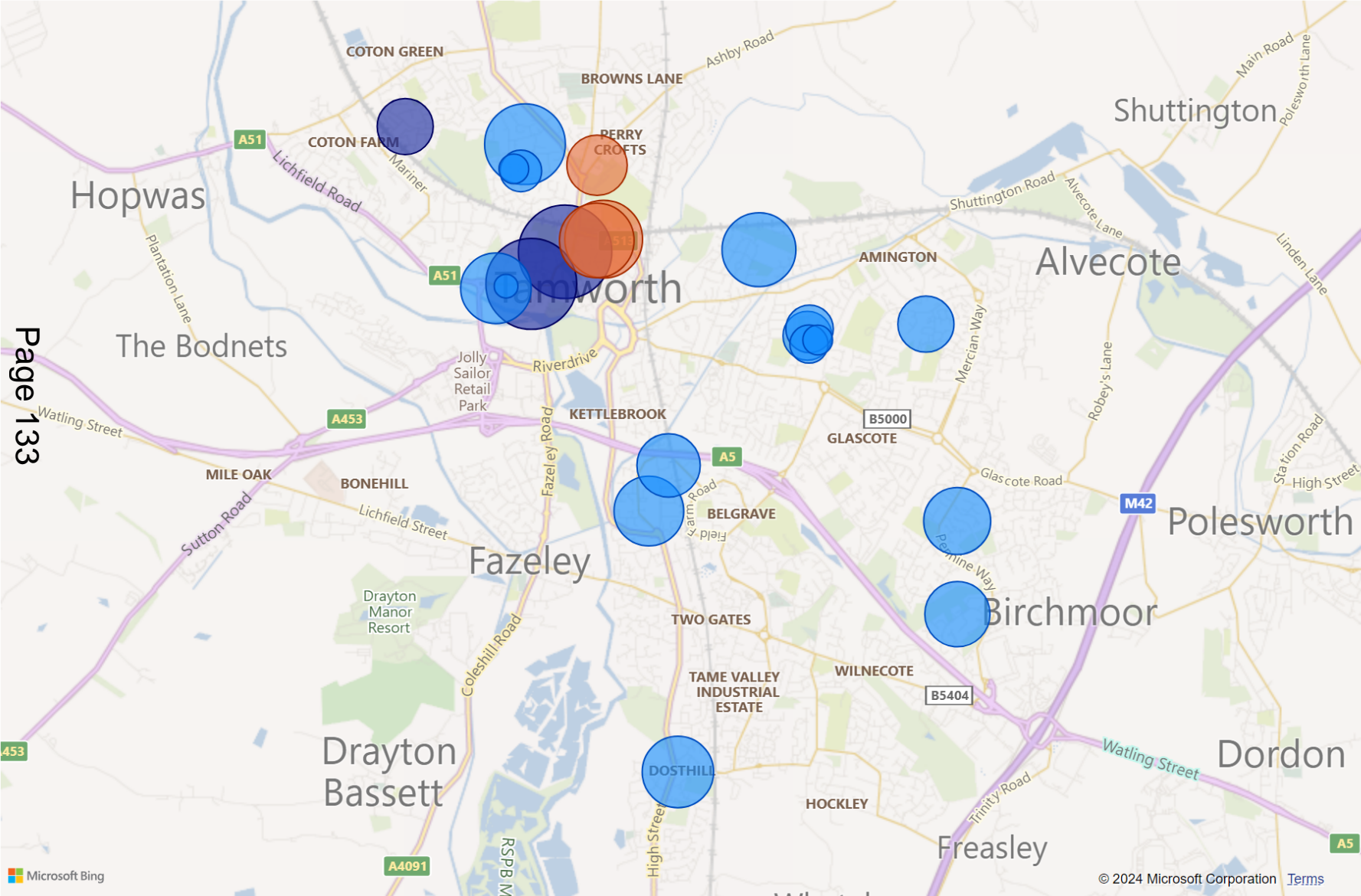
Source: Tamworth Borough Council



Sheltered Accommodation

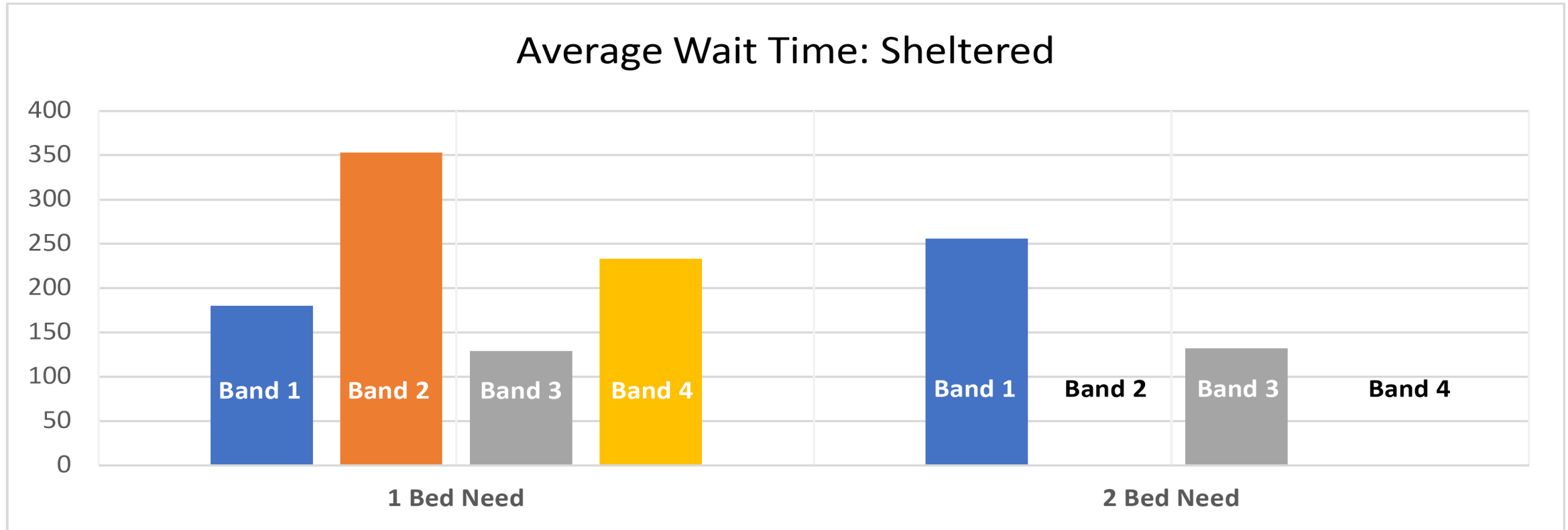
Location, type, and number of sheltered accommodation in Tamworth

Type ● Council-owned ● Housing Association ● Privately-owned



Location	Type	Count
MacGregor Tithe	Housing Association	68
Shannons Mill	Housing Association	64
Thomas Hardy Court	Council-owned	49
Penny Court	Privately-owned	45
Damson Court	Privately-owned	41
Ankermoor Court	Council-owned	40
Cheatle Court	Council-owned	37
Sunset Close	Council-owned	36
Glenfield, Lower Park	Council-owned	35
Ellerbeck/Annandale	Council-owned	32
Oakendale	Council-owned	30
Bright Crescent	Council-owned	28
Standon Garden	Privately-owned	25
Hanover Court	Housing Association	21
Magnolia	Council-owned	21
Edward Court	Council-owned	15
St Georges Way	Council-owned	14
Burns Road	Council-owned	10
Canning Road	Council-owned	8
Masefield Drive	Council-owned	4
Tudor Crescent	Council-owned	4
Lichfield Street	Council-owned	2
Total		629

Average Waiting Times

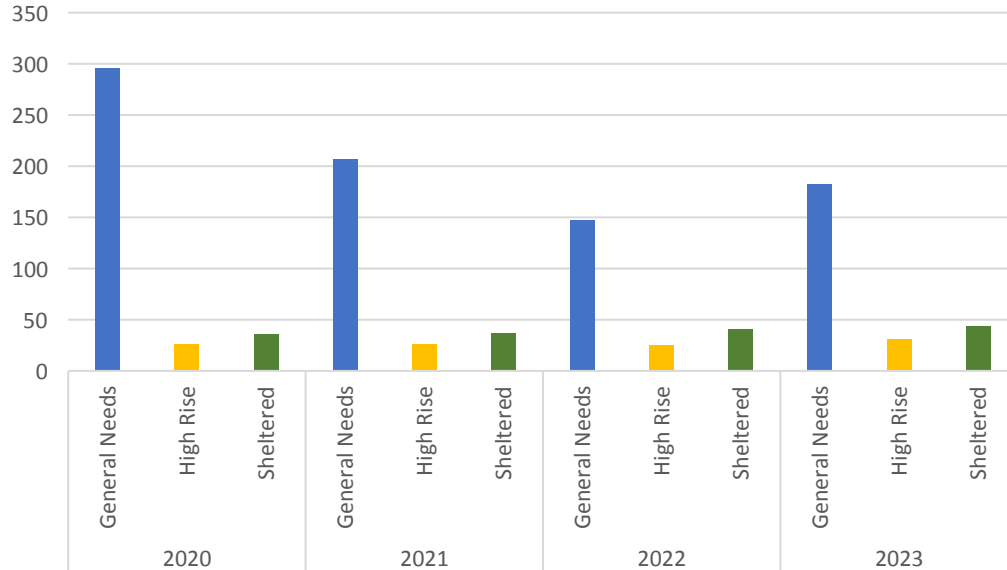


The table shows the average waiting time by band on the housing register for sheltered accommodation. Two bed need is largely centred in bands 1 and 3. Band 2 shows the highest 1 bed need.

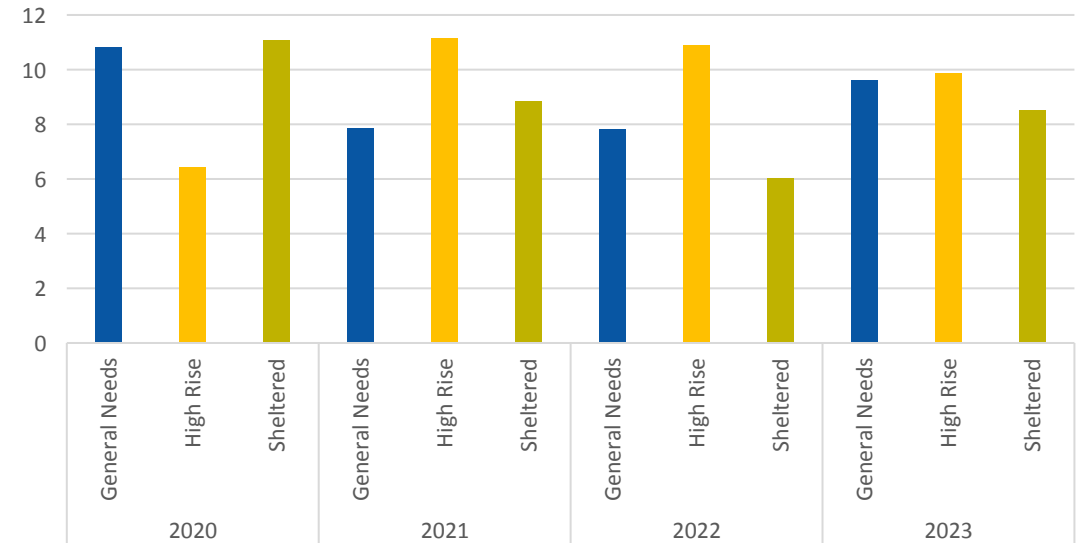
Source: Tamworth Borough Council

Sheltered Voids

Total Number Of Voids by Type



Average Void Duration (Weeks)

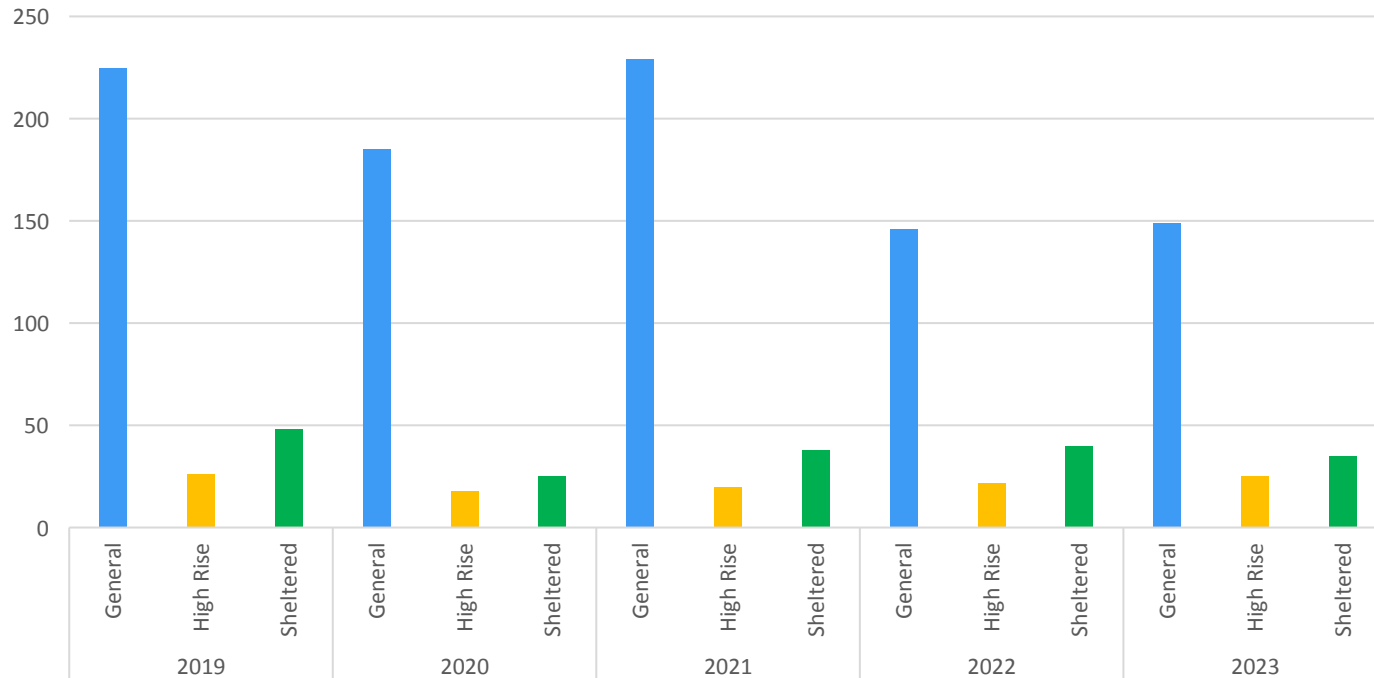


The table on the left shows the number of voids, and the table on the right shows the how long on average number of weeks it takes to let a property. Even though there are fewer high rise and sheltered properties, they are taking as long or longer to let.

Source: Tamworth Borough Council

Sheltered Lettings

Lets by Type
2019 - 2023



General needs will always form the bulk of lettings. We can see Sheltered lettings are considerably lower even if you add the high rise to them.**2020 Part year**

Thank You

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