

Trends in Housing Association Stock in 2006

A Dataspring Briefing Paper on
behalf of the Housing Corporation

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Key Findings

Changes in the Housing Association Stock

- HAs owned 2,079,515 units on 31 March 2006, ninety eight percent of which were social housing. The stock increased by 3% over the previous year.
- HAs contributed to the growth of the social housing sector by adding 25,256 new build units, an increase of 10% since 2004/05. These properties accounted for 43% of the additions to stock during the year.
- The number of LSVT units transferred to the HA sector decreased by 56% in 2006. As a result LSVT units accounted for only 49% of units new to the HA sector as compared to 67% in the previous year.
- Stock acquired without the use of public subsidy increased by 18% in 2006 and was mainly in the form of new build properties.
- There was a decrease in the number of all homes sold by HAs over the year (12%). Within this total, the number of initial shares of shared ownership sales increased. In particular, non-SHG funded shared ownership sales increased by 55%. Half of all shared ownership sales occurred in London and the South East.
- Some 4,573 units were demolished by HAs during the year, ten percent fewer properties than in the year before.
- 7,160 units were disposed of to other organizations (for non-social housing use) in 2005/06, seven percent more than the previous year. The majority of these disposals continued to be made to the private sector, but the number of disposals made within group structures increased by 227% going from 770 units in 2004/05 to 2,518 in 2005/06.

Lettings

- HAs recorded 276,853 lettings in 2005/06, an increase of only one percent over the previous year. The majority (89%) of these were re-lets from the existing stock. Just over 30,000 were recorded as units let for the first time.
- Over a third of general needs lettings were made in the North West and South East regions (18% and 16% respectively).
- A third of all tenants in general needs lettings were in full or part-time employment, with over 40% earning over £275 per week in 2005/2006. More than a third of general needs lettings were made to single person households.
- There was a 19% rise in the number of HAs providing choice based lettings schemes in 2006.
- Over 12,840 evictions were made by HAs during the year, a decrease of four percent since 2004/05. The majority of these were because of rent arrears.

Management of stock owned by others

- HAs managed over 200,000 units on behalf of others in 2006. Sixty nine percent of these were general needs units.
- Just over a third of the total social units were managed by HAs with no stock in ownership. These are likely to be non-stock holding parents of group structures.
- HAs reported over 41,000 units as temporary housing managed for others in 2006, around a quarter of which were through Private Sector Lease schemes.

HA Staff

- HAs employed just over 107,000 full time equivalent (FTE) staff at 31 March 2006, a two percent increase over the previous year.
- Over half of HAs employed less than 6 FTE staff, while just over a quarter employed over 50 FTE staff.
- In terms of the ethnic profile of staff, those who considered themselves to be of White: British/Other origin continued as a majority in 2006 (83%).
- Staff who considered themselves to be of Black/Asian origin, made up the second largest ethnic group and increased by six percent since the previous year.
- Two thirds of all staff in 2006 were female.

1. Introduction

Over the last 20 years housing associations (HAs) ¹ have been steadily increasing their housing stock and their share of social housing provision. While the social housing sector overall is decreasing, HAs are now providing more homes to people needing affordable rented housing than ever before. Indeed as the majority provider of social housing HAs currently provide over 2 million homes.

The aim of this paper is to reflect key areas of HA activity during the year 2005/06 ² and provide a general picture of how the sector is changing. It will therefore focus on the following topics (as well as an overview of HA stock in 2006):

- Flow of HA Stock
- Lettings
- Stock managed on behalf of others
- HA staff

These topics reflect the importance of HA stock flow both in and out of the sector, providing an indication of the net addition made by HAs to social housing provision. The paper will also assess the number and types of lettings made by HAs including household characteristics. By looking at stock managed on behalf of other organisations, we can also get a feel for the importance of management activity, and as the sector gears up for more affordable housing development in the future, the roles and characteristics of HA staff are good indicators of the capacity of HAs in managing this development.

2. Background: the statistical return and CORE

Each year, the Housing Corporation produces a Regulatory and Statistical Return (RSR) to be completed by all registered HAs. The return is an annual survey administered as a regulatory requirement and is essentially a census of HA stockholdings.

As its name indicates, the RSR provides statistical information to the Housing Corporation and is used in a number of ways; investment planning, in discussions with government, to name but a few.

The resultant data provide a snapshot of the sector as at 31 March. Each year the data from the RSR are analysed in a publication called the *Profile of the Housing Association Sector* which comprises a set of tables and technical papers, outlining key sector trends and forms the basis of this paper.

The Housing Corporation also jointly funds CORE (COntinuous REcording) which provides information on both HA and LA lettings and sales. These data are a valuable source for monitoring housing and affordability and the information on general needs lettings are used in conjunction with RSR data in the *Profile of the HA Sector* each year.

¹ For the purposes of this paper, the term 'housing association' relates only to those registered with the Housing Corporation (RSLs).

² Based mainly on the data produced in the *Profile of the Housing Association Sector in 2006* publication which can be downloaded from the following websites: www.dataspring.org.uk and www.rsrsurvey.co.uk.

3. Overview of HA stock in 2006

In 2006, the housing association sector stockholding continued to grow and by 31 March 1,698 HAs returning valid RSRs owned³ 2,079,515 units⁴ for rent, an increase of approximately three percent since 2005.

Ninety eight percent of the total stock owned by HAs in 2006 was social housing and of these units, 76% was aimed at the provision of general housing needs, while the remaining 24% was provided to supported housing tenants or housing for older people and leasehold housing (including shared ownership and leasehold housing for older people). Three percent of the social stock was vacant (this proportion has remained much the same for the past 4 years).

Ninety eight percent of the social stock in 2006 was owned by 533 HAs (just under a third of all HAs who completed a valid return). In terms of size, each of these HAs owned more than 250 units of total stock. Over half the social stock was owned by HAs with between 2,501 and 10,000 units of total stock in ownership.

In addition to social housing, HAs owned 38,753 non-social housing units at 31 March 2006, an increase of six percent since 2005. The majority of these units were provided to students or let as market rented accommodation (38% and 23% respectively). As well as these non-social housing units, HAs also provide other non-housing services. Of the HAs who provided these other services⁵, many were involved in activities linked to the Supporting People programme. In reporting these other activities, HAs also give an indication of the amount of gross turnover and capital they use, linked to specific activity types. In 2006 'Corporate services' accounted for the highest percentages (26% and 15% respectively).

In terms of geographical diversity of stock, the proportions remained much the same as the previous year with 62% of HAs owning stock in just one local authority (LA) area. Of the HAs operating in more than one LA area, 142 were active in 3-5 areas, while only ten operated in over 100 areas.

4. The flow of HA stock

4.1 Additions to stock

In 2005/06, almost 60,000 units entered the HA sector, (via newly built units, units transferred by LAs and purchased units). A much larger proportion were newly built in 2005/06 than the previous year (43% as opposed to 23%). This was mainly due to a large decrease in the number of units transferred through Large Scale Voluntary Transfer (LSVT) programmes which had fallen by 56%. While in 2004/05, these LSVTs had accounted for the majority of new additions to HA stock, in 2005/06, the proportion (49%) was not vastly different to that of new builds. Table 1 (below) shows the profile of units entering the HA sector over the past 5 years.

³ The definition of total stock owned by HAs includes: general needs units owned and supported and/or housing for older people units owned + non social housing units owned + leased housing where the purchaser has not acquired 100% equity (social and non social).

⁴ The term 'units' = self-contained units and shared housing bedspaces combined.

⁵ Only HAs who completed a Long return were required to provide information on other activities and services. These large HAs own or manage 250 units or more.

Table 1: Units new to the HA Sector 2001/02 – 2005/06

	2001/02		2002/03		2003/04		2004/05		2005/06	
	Number of units (000s)	%	Number of units (000s)	%	Number of units (000s)	%	Number of units (000s)	%	Number of units (000s)	%
Total number of homes built by or for HAs	23.2	37.9	21.2	21.1	21.4	26.6	23.0	23.4	25.3	42.6
Homes purchased by HAs										
Purchased in a satisfactory condition	3.9	6.4	2.7	2.7	3.8	4.7	2.6	2.6	2.2	3.7
Purchased and rehabilitated/repared	6.7	10.9	5.0	5.0	4.4	5.4	5.5	5.6	1.7	2.9
Purchased but not yet rehabilitated/repared	3.0	4.9	3.8	3.7	1.2	1.5	1.0	1.0	0.8	1.4
Total homes purchased	13.6	22.2	11.5	11.4	9.4	11.6	9.1	9.2	4.7	8.0
Homes acquired through voluntary transfers from local authorities	24.4	39.9	68.1	67.5	49.7	61.8	66.3	67.4	29.3	49.4
Total new to the HA sector	61.2	100.0	100.9	100.0	80.5	100.0	98.4	100.0	59.3	100.0

Source: RSR Part L

The number of units purchased in 2005/06 fell for the fifth year running, decreasing by almost half. However, the largest decrease recorded was in the number of units purchased and rehabilitated/repared which fell by just over 68%.

Of the stock shown in Table 1, 6,101 units were acquired in 2005/06 without the use of public subsidy, which accounts for 10% of the total stock new to the HA sector, a proportional increase of 5% since 2004/05. The number of these privately funded units had also increased by 18% over the year. All the increase came from newly built units, because stock purchased without public subsidy actually decreased over the year (-11%).

4.2 Sales, disposals and demolitions

As shown in Table 2, HAs sold 18,125 units in 2005/06 under a variety of initiatives, 12% less than the previous year.

Table 2: Sales of RSL stock 2004/05 - 2005/06 over the year to 31st March

	2004/05		2005/06	
	Number of units	%	Number of units	%
Total RTB/PRTB/RTM/RTA sales	9,173	44.8	6,830	37.7
Total other sales	192	0.9	157	0.9
Total shared ownership sales with SHG	5,281	25.8	6,367	35.1
Total shared ownership sales with non-SHG	912	4.5	1,416	7.8
Total sales to other RSLs (vacant and tenanted)	4,929	24.1	3,355	18.5
Total	20,487	100.0	18,125	100.0

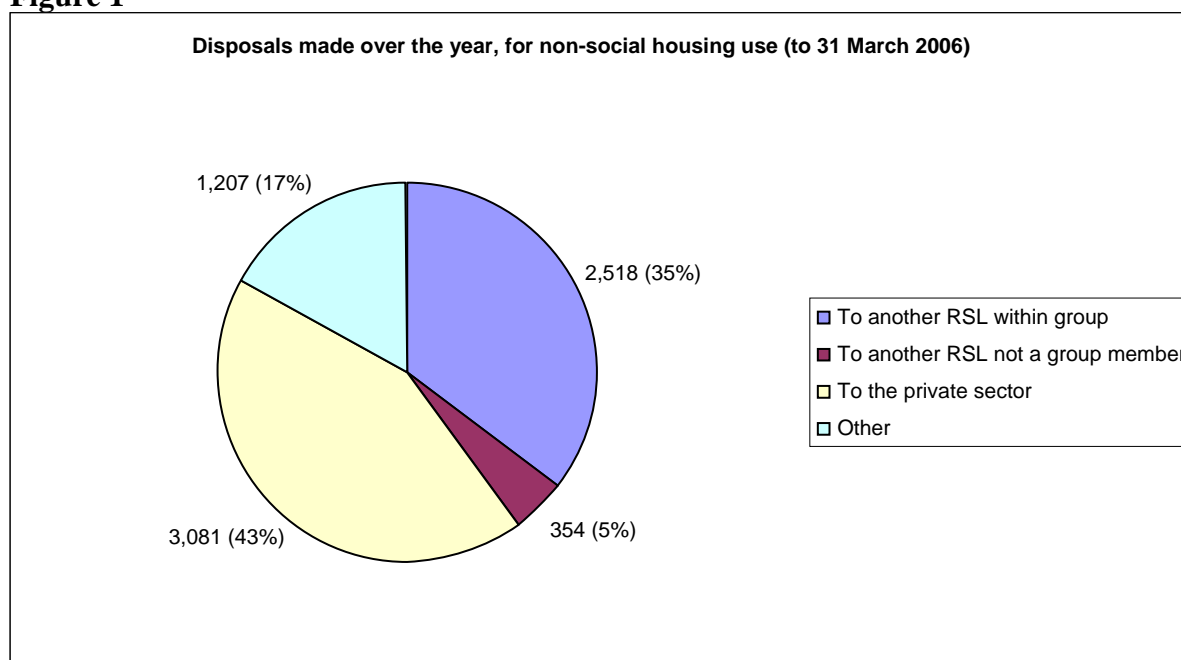
Source RSR Part K

There was a 26% decrease in the number of homes sold under the Right to Buy and Rent to Mortgage Schemes⁶ in 2005/06. These schemes did however, account for a sizeable proportion of overall sales over the year (38%). Conversely there was an increase in the numbers of shared ownership sales (initial shares) funded with and without Social Housing Grants (SHG). Indeed, the non-SHG funded shared ownership sales experienced a significant increase (55%). Together these initial shares accounted for 43% of the total sales completed in 2005/06, 13 percentage points more than the previous year. Notably, HAs also made 2,402 disposals (not shown in Table 2) of leased housing over the year to leaseholders who had staircased up to 100% equity (or 80% in the case of leasehold housing for older people). This figure had fallen by just over a quarter since the previous year.

An analysis of sales by geographical area shows that just over half of all shared ownership sales occurred in London and the South East during the year. Although the actual number of sales remained about the same in both areas in 2004/05 and 2005/06, proportionally this was a slight decrease since 2004/05 where these areas accounted for 62% of the total.

RTB sales showed a different pattern altogether, with the highest concentration (just over a third) being in the North West region (a similar proportion to 2004/05). Twenty percent of RTB sales were carried out in Yorkshire and the Humber. The number of sales in all regions decreased in 2005/06 with Yorkshire and the Humber being the only exception with an increase of 29%.

Figure 1



Source: RSR Part K

Figure 1 shows the disposals made by HAs to other organizations, for non-social housing use over the year. In total, 7,160 units were disposed of in 2005/06, seven percent more than the previous year. While the majority of these disposals continued to be made to the private sector, the number of disposals made within group structures vastly increased by 227% from 770 units in 2004/05 to 2,518 in 2005/06 and went from constituting 12% of the total disposals to 35%.

⁶ Right to Buy (RTB) and Rent to Mortgage (RTM) schemes also include; Preserved Right to Buy (PRTB) and Right to Acquire schemes (RTA).

Following a downward trend a total of 4,573 units were demolished over the year, a 10% decrease since 2004/05. Of the total demolished, only 13% had received SHG funding, compared with 20% in the previous year and one percent of the total (7% of the SHG demolitions) had been demolished within 15 years of the completion of a grant-aided project. Demolition activity continued to be concentrated among HAs with between 2,500 and 10,000 units in ownership.

4.3 Movement of stock

Table 3: Comparison of stock entering and exiting the HA sector in 2004/05 and 2005/06

Stock entering the sector			Stock leaving the sector		
	2004/05	2005/06		2004/05	2005/06
Newly Built	23,031	25,256	Stock sold	12,761	9,617
Purchased	9,083	4,740	Demolitions	5,056	4,573
			Disposals to private sector and other	5,556	4,288
Subtotal	32,114	29,996	Subtotal	23,373	18,478
Acquired through voluntary transfers	66,275	29,262			
Total	93,389	59,258	Total	23,373	18,478

Source: RSR Parts K and L

Note: Stock sold includes RTB/RTA/PRTB/RTM sales, other sales to tenants and shared ownership/homebuy sales (100% disposals) only.

Table 3 compares the new stock coming into the HA sector in 2004/05 and 2005/06 to that exiting the sector to provide an indication of the sources of the net addition to social housing provision.

While there was a 10% increase in the number of homes newly built by HAs in 2005/06, there was an overall decline (37%) in the number of units entering the HA sector, down from 98,389 in 2004/05 to 59,258 2005/06. This was mainly because of a large decrease in the number of units transferred from local authorities as discussed previously, a 56% decrease down from 66,275 in 2004/05 to 29,262 in 2005/06. A reduction in units purchased by HAs also contributed to this decline, down from 9,083 to 4,740 in 2005/06. Demolitions, Sales and disposals outside the sector also decreased by 4,895 units since 2004/05.

Although the net additions to HA stock were 42% lower than last year, mainly as a result of fewer LSVTs, the net additions the HA sector made to social housing as a whole in 2005/06 were almost one third higher (i.e. excluding LSVTs).

5. Lettings

5.1 General needs lettings

Lettings to those in need of housing are at the core of Housing Association activities as well as being fundamental to Housing Corporation regulation and a key part of the Audit Commission's programme for inspection of HAs.

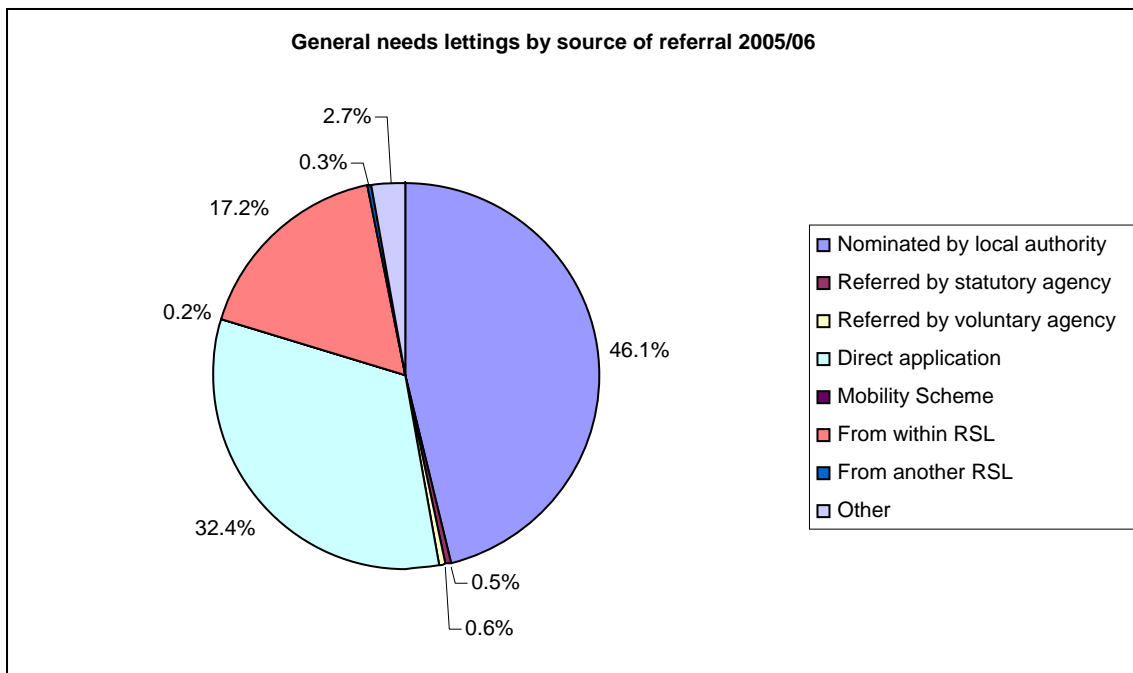
HAs are required to provide information about lettings in both the RSR and CORE. Figures differ slightly between datasets, but it is useful to look at both sources to achieve an overall understanding of lettings which can be broken down by tenancy type, source of referral and spatial distribution.

Over the year from 1st April 2005 to 31 March 2006, HAs recorded 276,853 social housing lettings in the RSR, an increase of only one percent since the previous year. Of these, 57% were general needs and 43% were categorised as supported housing and /or housing for older people. The majority of the total lettings were re-lets (89%).

In terms of the spatial distribution of general needs lettings over the year, just over a third were made in the North West and South East regions (18% and 16% respectively) and these proportions have remained much the same over the past five years. In general, the distribution of lettings reflected that of total general needs stock in ownership, although notably, London, the East of England and the West Midlands each had a lower percentage share of lettings than stock when calculated against the national totals.

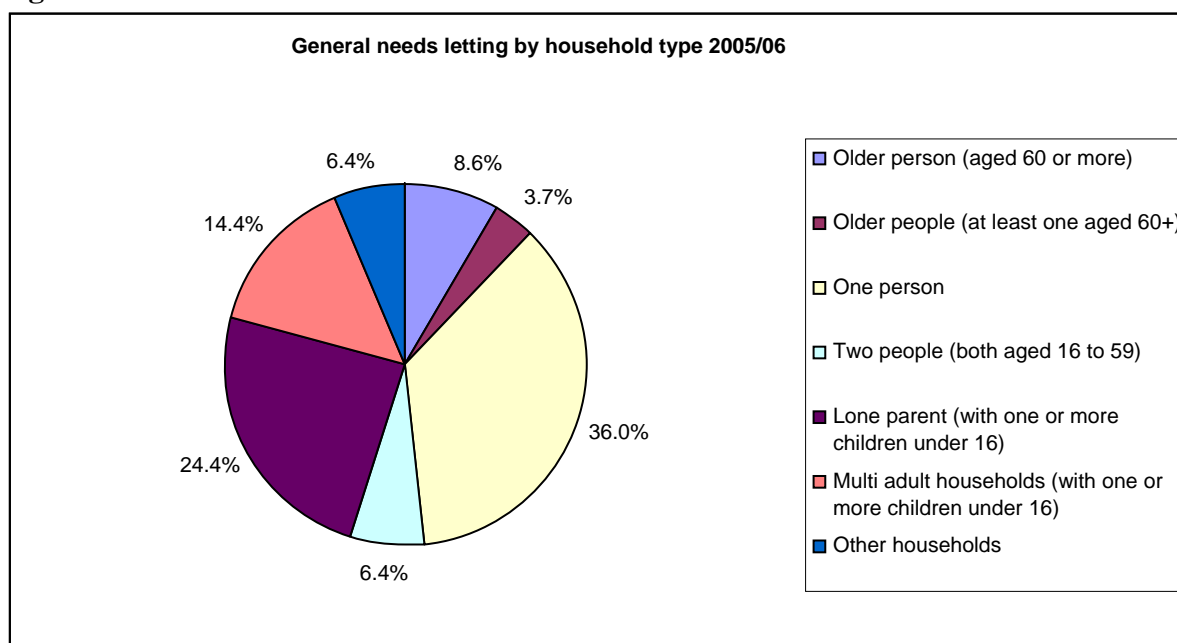
The number of lettings made, calculated as a percentage of stockholding provides us with indicative regional turnover figures. Nationally, the number of lettings made over the year equated to 10% of the general needs stock owned in 2006. This turnover has remained fairly consistent over the past five years, only dropping by about one percent each year. This percentage and hence turnover was lower than average in both London and the East of England (at eight and nine percent respectively). The highest notional turnover rate was in the East Midlands, where 14% of the stock was let.

Figure 2



Source: CORE

The overall profile of lettings by source of referral remained much the same in 2006 as in previous years. As shown in Figure 2, just under half of all lettings were referred from local authorities, while about a third were made by direct application, although this proportion of direct applicants has been decreasing steadily since 2002.

Figure 3

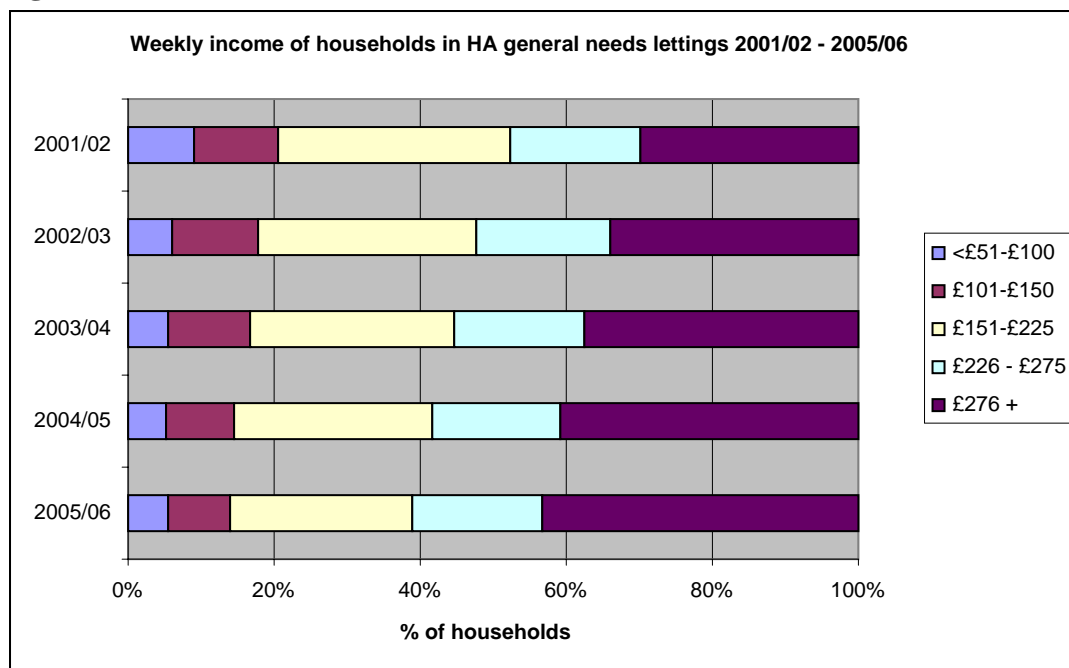
Source: CORE

In terms of household types, it is clear from Figure 3 that a large proportion (36%) of lettings were made to single person households (under 60 years). This proportion has remained fairly constant over the past 5 years. The proportion of general needs lettings made to older people decreased significantly from 15% in 2004/05 to 9% in 2005/06. This is likely to be as a result of a change in the definition of supported housing and housing for older people which occurred in 2005 but was not reflected in the CORE dataset until 2006⁷. Almost a quarter of lettings were made to single parent households.

Seventeen percent (21,879 units) of the total lettings made over the year involved households determined as statutorily homeless immediately prior to letting. This was the highest percentage over the past 5 years.

A third of all tenants in new/re-let stock were in full or part time employment in 2006. The percentage of HA tenants working full time reached 26% in 2006, the highest level for a number of years. This figure has been steadily increasing over the decade, following a decline during the early to mid 1990's. The number of tenants that were unemployed increased very slightly in 2006, to 15%. However, this was much lower than in the mid 1990's where the figure reached a high of 37%.

⁷ For more information on the change in definitions please see Housing Corporation circular 03/04 (issued April 04)

Figure 4

Source: CORE

Figure 4 shows the weekly incomes of households in general needs lettings over the past five years. The number of households on a low to moderate weekly income (<£51 to £225 per week) has been declining steadily, from just over half in 2001/02 to 39% in 2005/06. Households on the lowest incomes (<£51 to £100 per week) have experienced the largest decline and now stand at five percent (down from 9% in 2001/02). The figure for those earning between £226 and £275 per week has stayed much the same. Conversely, the highest income category (those earning over £276 per week) has increased from 30% in 2001/01 to 43% in 2005/06.

5.2 Choice based lettings

Since the latter part of the 1990's HAs have been moving to give greater choice to potential and existing tenants when allocating social housing. Choice Based Lettings schemes were introduced from 2001. Historically, allocation systems were implemented with little or no input from tenants, therefore schemes that allowed more freedom of choice were welcomed and are now provided by many HAs. This change appears to be having positive effects even though the 'Choice' is often a highly constrained one, and for restricted groups.⁸

In 2006, 241 HAs indicated that they operated Choice Based Lettings schemes a 19% rise since 2005. Of the 390 HAs who indicated that they did not operate these types of schemes in 2006, 110 said that they planned to introduce one in the future, 20% of which planned to have this operational in 2006, 51% in 2007, 17% in 2008, two percent in 2009 and 10% in 2010.

⁸ © Hills. *J Ends and means: the future roles of social housing in England*, (2007), CASE report 34, London: ESRC Research Centre for Analysis of Social Exclusion (CASE)

Table 4: Geographical distribution of stock given over to Choice Based Lettings by Housing Corporation Investment area (at 31 March 2006)

	General needs stock given over to Choice Based Lettings		Supported stock given over to Choice Based Lettings		Housing for older people stock given over to Choice Based Lettings		Sales given over to Choice Based Lettings		Total stock given over to Choice Based Lettings		Total stock owned	
	Number of units (000s)	%	Number of units (000s)	%	Number of units (000s)	%	Number of units (000s)	%	Number of units (000s)	%	Number of units (000s)	%
Housing Corporation Investment programme areas												
London	139.1	21.9	5.1	34.8	7.4	9.6	2.6	25.4	154.1	20.9	362.3	17.4
South East	57.4	9.0	1.1	7.4	10.0	13.0	1.9	18.9	70.4	9.5	309.4	14.9
South West	42.2	6.6	1.1	7.4	8.7	11.2	0.6	5.6	52.5	7.1	186.2	9.0
East Midlands	26.4	4.2	0.9	6.3	4.9	6.3	1.2	12.4	33.5	4.5	111.3	5.4
East of England	45.8	7.2	1.5	10.4	6.8	8.8	1.4	13.8	55.5	7.5	200.0	9.6
West Midlands	69.8	11.0	1.2	8.5	6.7	8.6	0.3	2.9	78.0	10.6	244.9	11.8
Yorkshire and the Humber	63.1	9.9	0.3	2.0	8.6	11.1	0.2	2.2	72.2	9.8	176.4	8.5
North East	46.8	7.4	1.0	6.7	3.2	4.2	0.6	6.1	51.6	7.0	120.2	5.8
North West	145.1	22.8	2.4	16.3	20.9	27.1	1.3	12.7	169.7	23.0	366.1	17.6
Total Investment areas	635.9	100.0	14.5	100.0	77.1	100.0	10.0	100.0	737.5	100.0	2,076.8	100.0

Source: RSR Part O

From 2006, HAs were required to report on the location of stock given over to Choice Based Lettings. Table 4 shows that in total, the largest proportions of this stock were in the North West and London (23% and 21% respectively), with the East Midlands constituting the smallest share (5%). These patterns generally reflect that of the total stock in ownership. As can be expected, this pattern was largely the same for general needs housing and to some extent for supported housing. However, in the latter type of stock, HAs in London held a much larger share than other regions (just over a third) and Yorkshire and the Humber only accounted for two percent of the supported housing stock given over to choice based lettings. A different pattern again was seen in housing for older people, where over a quarter of the stock in the North West was given over to these schemes, followed by the South East at 13%. While, general needs housing was most likely to be the largest stock type for choice based lettings schemes, accounting for 86% of the total, of the rest, HAs were more likely to include housing for older people in these schemes than supported housing which accounted for 10% and 2% respectively, which again reflects the pattern on stock in ownership.

5.3 Evictions and anti-social behaviour

In an effort to tackle anti-social behaviour, Anti-Social Behaviour Orders (ASBOs) were introduced in the Crime and Disorder Act (1998). HAs are able to apply for ASBOs and ASBIs (Anti-Social Behaviour Injunctions, which are specific to social housing) in their own right. In 2005/06, 318 ASBOs were granted (up from 292 the previous year) along with 758 ASBIs (for which there are no comparative data as it was introduced as a new question in the 2006 RSR).

During 2005/06, HAs carried out 12,841 evictions from their social housing stock, (a four percent decrease over 2005), three quarters of which were tenants in general needs housing, the remainder being supported housing clients. The majority of these evictions were because the tenant was in arrears (75%), followed by 13% which were due to anti-social behaviour, 82 of these were made on tenancies that had been demoted (Ninety one tenancies were demoted by HAs in 2006). Three percent were evicted because of both anti-social behaviour and arrears and nine percent were for 'other' reasons.

6. Stock managed but not owned by HAs

As well as ownership of social and non-social housing, HAs often provide day to day management of stock owned by others. Detailed information on managed stock was introduced to the RSR as a means of accurately reflecting the operational realities of HAs. There are a number of circumstances where HAs manage stock that is owned by others and with growing numbers of groups operating within the HA sector, such arrangements are becoming more and more prevalent.

At the 31st March 2006, HAs owned 2,079,515 units, and managed a further 201,058 units on behalf of others. Over the year, the number of these managed units had increased by just over 14% and the majority of them were owned by other HAs (55%). This again points to an increase in the activities of HAs within group structures. For contextual purposes, it is interesting to note that almost a quarter of all registered HAs in 2006 were part of group structure organisations, an increase of 71% over the year.

6.1 Social housing managed on behalf of others

Table 5: Social stock managed for others, by size of HA at 31 March 2006

Size of HA (Total stock owned)	General needs	Supported	Housing for older people	Leased housing where the purchaser has not acquired 100% equity
0	51,902	795	3,694	2,603
1 - 5	0	0	0	0
6 - 25	119	30	11	0
26 - 100	3,936	1,528	263	2
101 - 250	1,151	3,736	231	352
251 - 1000	11,726	2,855	820	671
1001 - 2500	9,823	2,972	3,145	1,508
2501 - 10000	36,881	3,034	3,596	5,500
Over 10,000	23,233	2,122	1,636	203
Total	138,771	17,072	13,396	10,839

Source: RSR Part A

Notes: Total stock includes both social and non-social units, but excludes staff units and leased housing where the purchaser has acquired 100% equity.

Table 5 shows social housing managed on behalf of others, by stock type and size of HA. Following the pattern of stock in ownership, it is clear that the majority of managed stock was general needs housing (69%). It is also clear that a large proportion of the total social units were managed by HAs with no stock in ownership. These are likely to be non-stock holding parents of group structures (in 2006, the number of non-stock holding HAs who operated within groups increased to 16%).

Apart from these non-stock holding HAs, the table shows that the small HAs (those with between one and 250 units), managed relatively few social housing units on behalf of others. The only exception is supported housing stock where these smaller HAs were responsible for

nearly a third of the management activity. This is often the case in larger groups where smaller subsidiaries take on responsibility for providing supported housing services.

In terms of the largest HAs (those with over 2,500 units), they managed approximately a third of the total for each stock type, with the exception of leased housing where the purchaser has not acquired 100% of the equity. Here, they managed over half of all these units. These types of leased housing include various types of shared ownership schemes and leasehold housing for older people.

6.2 Non-social housing managed on behalf of others

Many HAs also provide non-social housing, commonly undertaken by traditional HAs. This type of housing is generally aimed at gaps in provision including student accommodation, market rented and keyworker housing that is controlled by the employer.

At 31 March 2006, HAs owned 38,753 units of non-social housing stock and managed a further 20,980 units on behalf of others. A third of the managed stock was provided to students, the majority of this stock was owned by 'other organisations' (i.e. those that were not other HAs or LAs). A similar proportion of this managed stock was categorised as 'other' non social housing which tends to include commercial lettings and temporary hostels that are outside the rent restructuring regime.

Very few units were managed on behalf of local authorities (three percent, compared with 18% of social housing which was managed for LAs), however, nearly half of these were provided to Asylum seekers (NASS contract⁹).

6.3 Temporary housing

Of the stock managed for others, many of the units are likely to be managed under temporary housing schemes. These types of housing are acquired on a short term basis by HAs (less than 30 years) and include HAMA (Housing Associations as managing Agents)/HAL (Housing Association Leasing) stock; Temporary market rent housing, these properties include privately owned stock given a HAMA plus grant to temporarily house homeless households on behalf of local authorities; Private Sector Lease (PSL) properties; and temporary social housing (formerly known as Short-life housing).

⁹ NASS – National Asylum Support Service

Table 6: Stock managed under temporary housing schemes 2000 – 2006 (at 31 March)

	2000	2001	2002	2003	2004	2005	2006
	Number of units (000's)	Number of units (000's)	Number of units (000's)	Number of units (000's)	Number of units (000's)	Number of units (000's)	Number of units (000's)
HAMA/HAL properties	17.2	18.2	18.5	23.0	24.2	23.3	21.6
Temporary market rent housing/HAMA Plus properties	2.1	1.7	3.6	2.9	1.0	0.9	0.6
Private sector lease (PSL) properties	2.5	2.7	2.8	6.9	6.3	9.5	10.0
Temporary social housing/short-life properties	11.0	9.2	8.6	8.3	8.4	7.1	5.8
Other temporary accommodation	3.8	4.5	5.7	6.0	4.4	4.1	3.0
Total	36.6	36.3	39.1	47.1	44.3	44.9	41.1

Source: RSR Part C1

As shown in Table 6, HAs reported over 41,000 units as temporary housing managed for others in 2006. This was an eight percent decrease over the previous year. Since 2000, around half these units have been HAMA/HAL properties. HAL schemes involved a housing association rather than a local authority holding the lease in a privately owned property. Local authorities then paid the housing association to cover their costs and risks. HAMA schemes operate in a very similar way to HAL, except that the HA does not hold the lease¹⁰.

Around a quarter of all temporary housing in 2006, was through PSL schemes. These schemes were introduced widely by local authorities in the 1980s and HAs would often get involved by acquiring and managing this stock. While PSL became no longer financially viable for local authorities in the 1990's, the Housing Corporation reinforced the role of HAs in this type of scheme with the introduction of HAMA, as mentioned above¹¹.

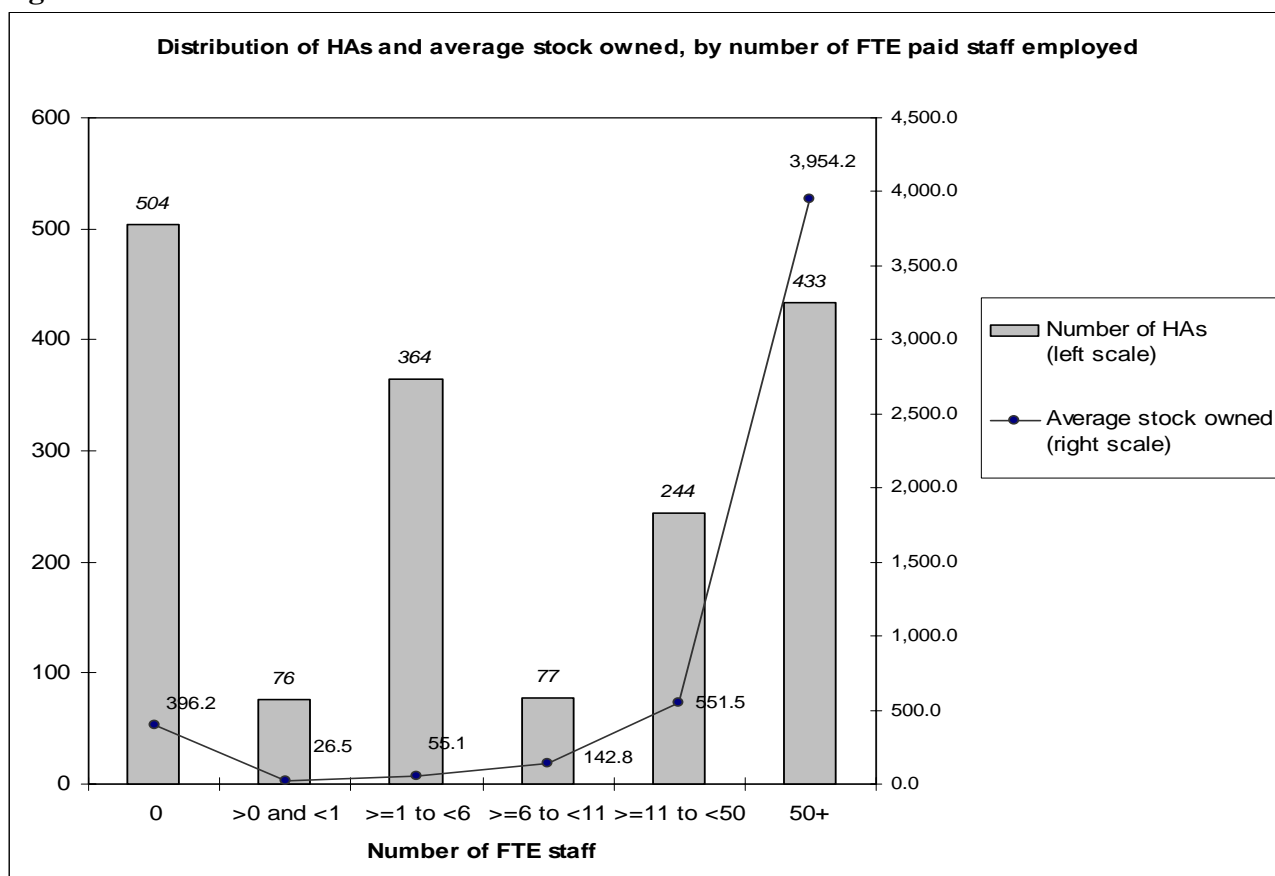
7. The profile of HA staff

In 2006 HAs employed just over 107,000 full time equivalent (FTE) staff, two percent more than in 2005. This continued an upward trend although at a lower rate of growth than in previous years. HA staff can be employed for a number of functions and as might be expected the largest proportion were engaged in managing or maintaining housing stock, which increased very slightly over the previous year. The largest increase was seen in the numbers of staff providing care, which increased by 13% since 2004/05, while the number of staff providing support increased by seven percent. Staff engaged in the development and sales of housing stock and 'other' services increased by 11% and 9% respectively since 2004/05. The numbers of staff providing 'other' housing services and administrative services decreased in 2006, by eight percent and nine percent respectively¹².

¹⁰ Giles.C et al. *Financing temporary accommodation in the private rented sector: An Economic Analysis* (CLG) (1997).

¹¹ © Crown copyright 2003. Wagstaff. M *In house report 147: A Single Housing Benefit Control for Temporary Accommodation; A report for the Department for Work and Pension* (2004), SPARK Research on behalf of the Department for Work and Pension. Crown copyright material is reproduced with the permission of the Controller of HMSO and the Queen's Printer for Scotland.

¹² The breakdown of staff by type of function includes only those who completed a Long return, as those who completed a Short return in 2006 were not required to provide a full breakdown.

Figure 5

Source: RSR, Parts A, B and P

As shown in Figure 5, generally as the average size of stock holding increased, so too did the number of FTE paid staff employed. Over half of HAs employed less than 6 FTE employees, which has been the case for a number of years. Notably, 30% of HAs employed no FTE paid staff at all which may be explained by the way group structures are organised with services provided centrally. For example, one HA might hold no stock but could be responsible for employing all staff within the group. The proportion of these HAs with no FTE staff has remained virtually the same for at least the last three years. Conversely, a significantly large percentage of HAs (26%) employed over 50 FTE staff. These HAs owned just over 82% of total stock in 2006.

The average ratio of staff per 100 dwellings in direct management remained at a similar level at 31 March 2006 to that in 2005 (5.1 and 5.2 respectively). The general pattern was one in which staffing ratios decreased as the quantity of stock under management increased. HAs with over 2,500 units owned and directly managed had below average ratios of staff per 100 dwellings. HAs who directly managed 101 to 250 units, had the highest ratio of FTE staff at 31.6.

In terms of the ethnic profile of HA staff, employees of White British/Other origin remained the largest group at 83% of the total paid staff, the numbers only falling very slightly since 2005 (1%). The second largest ethnic group (13%) which is made up of 'Black/Asian: Indian/Pakistani/Bangladeshi/Chinese/Caribbean/African/British/Other' employees, increased by six percent since 2005 following an upward trend since 2002. Three years previously, HAs recorded a 21% increase in the number of these BME staff and while growth is still occurring within this group, it has slowed down significantly. The number of staff who

considered themselves to be of 'mixed' or 'other' origin also increased in 2006 by 19% and 29% respectively.

Figure 6



Source: RSR, Part P

It is clear from Figure 6 that female staff dominate the workforce within HAs, constituting two thirds of the staff in 2006, although in general the number of male and female employees have been growing at a similar rate over the last 5 years. It is interesting to compare these figures with data on gender of Governing Body members where males made up 61% of the Boards in 2006.

8. Summary

The size of the HA sector continued to grow in 2006, albeit at a slower rate than in previous years. Large scale stock transfers continued to be of significance, although the numbers decreased considerably in 2006. New build properties accounted for 43% of the total stock entering the sector.

Lettings made over the year continued to be concentrated on single people (under the age of 60). Evidence that HAs have been working to house the homeless can also be seen in the lettings profile in 2006, where general needs lettings to these types of tenants reached its highest point in the past six years. More HA tenants in 2006 were working either full or part-time than in previous years and a higher percentage of households earned more than £276 per week.

Over the past decade group structures have become increasingly prevalent which makes the profile of stock managed on behalf of others more important. Many units are managed as temporary housing schemes which also experienced an increase in 2006.

While the majority of people working within HAs are employed to manage or maintain properties, there had been an increase in the importance of staff providing care and support services in 2006. There had also been an increase in staff engaged in the development and sales of housing stock and although HA activity has remained at somewhat similar levels over the past few years, this increase of staff in development roles is perhaps some indication

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of HAs gearing up towards the future development of affordable housing to meet government targets.