

Housing Newsletter

Issue 4: April to June 2006

This newsletter has been published by the Housing Strategy Section of Boston Borough Council, and provides a summary of key housing and related information collated between April and June 2006.

Property Prices

The average advertised property 'for sale' price in the Borough this quarter was £176,607, which shows a quarterly change of +3.7%.

(Source: Local estate agents advertised properties)

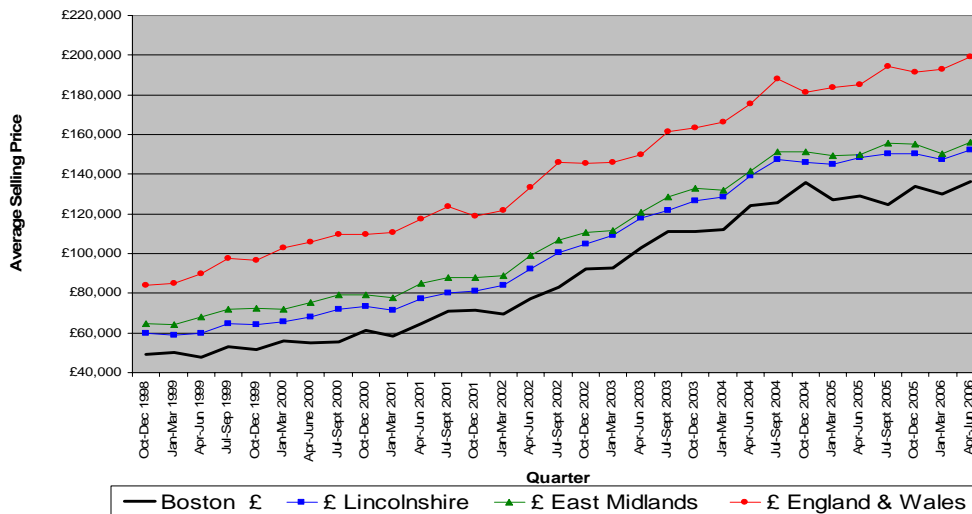
The average overall property selling price in the Borough this quarter was £136,245, which shows a quarterly change of +4.98%.

(Source: HM Land Registry)

The graph below tracks average property selling prices in Boston and larger area comparators from the last quarter of 1999:

Overall Average Property Selling Price

(Source HM Land Registry)



District Prices

Of the seven districts in Lincolnshire, Boston Borough shows the second lowest overall property prices for the quarter, moving down from the middle last quarter. South Kesteven continues to show the highest price (£173,736), an average of £37,491 more than Boston. (Source: HM Land Registry)

Possession Orders

The quarterly number of possession orders made in Boston Borough was 46, which shows a quarterly change of +9.52%, and an annual change of +24.32%. This figure has been rising steadily. (Source: ODPM, Department of Constitutional Affairs)

Cost of Renting Private Property

The average rent for private rented residential properties in Boston over the past four quarters are:

	Aug-05	Nov-05	Feb-06	May-06
1 bedroom	£354pcm	£367pcm	£352pcm	£351pcm
2 bedrooms	£413pcm	£444pcm	£435pcm	£401pcm
3 bedrooms	£475pcm	£493pcm	£491pcm	£491pcm
4 bedrooms +	£660pcm	£663pcm	£787pcm	£650pcm

Source: As advertised by local estate agents

The cost of private rented accommodation has remained strong over the past year. Local estate agents report high demand, with no problems achieving the advertised rent and deposit, although there may be scope for negotiation with the landlord through the estate agent. (Source: Local Estate Agents)

Private Sector Enforcement Requests

- The percentage of requests for service responded to within 10 working days was 91%. (Source: Best Value Performance Indicators)
- The percentage of requests for action in relation to houses with multiple occupation issues responded to within 10 working days was 92%. (Source: Best Value Performance Indicators)

Homelessness

During the quarter April to June 2006, 45 decisions were taken for applicant households that applied to the Council as homeless, which shows a quarterly change of -16.7%, and an annual change of -22.4%. Of the decisions taken, 16 households were accepted by the Authority as eligible, unintentionally homeless and in priority need. 4 were homeless and in priority need but intentionally so, 5 were eligible and homeless but not in priority need, 20 were eligible but not homeless, and no households were ineligible.

The three main causes of homelessness in Boston this quarter were:

1. Loss of rented or tied accommodation
2. Parents, relatives or friends not being able to provide accommodation.
3. Violence, harassment, threats or intimidation.

(Source: ODPM P1E Returns)

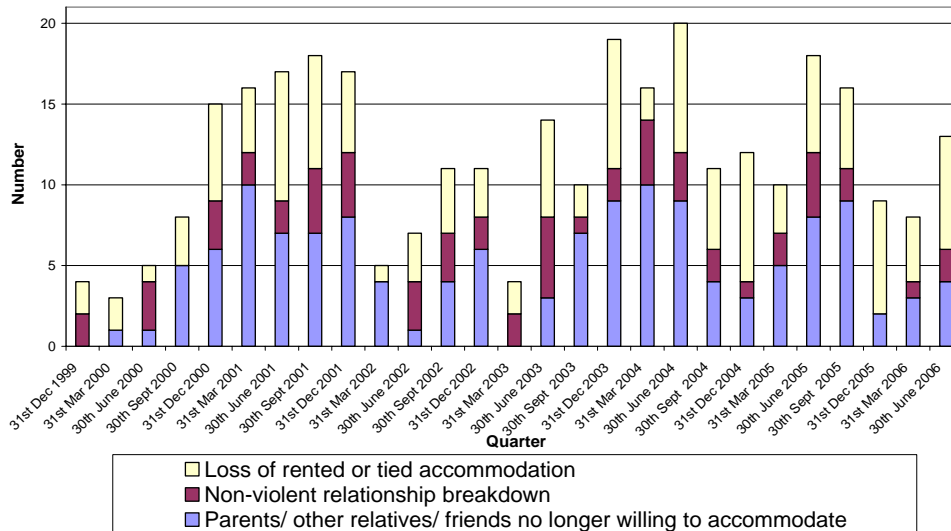
Nationally, the three main causes of homelessness are:

1. Parents, relatives, or friends not being able to provide accommodation.
2. Relationship breakdown.
3. Loss of rented or tied accommodation.

(Source: ODPM, P1E Returns)

Chart showing the three main reasons for homelessness

Source: P1E returns



Boston Common Housing Register

There were 1,871 applicant households on the general waiting list in June 2006, a fall of -0.58% on the last quarter. Of these, 1.01% were in the Gold band (highest priority), 12.9% were in Silver band, 22.2% were in Bronze band, and 63.6% were in Copper band (lowest priority).

(Source: Boston Common Housing Register)

Social Lettings

The chart below shows the number of RSL/ Housing Association lettings from the Common Housing Register over the past four quarters:

Time period	RSL lettings
Jul-Sep 2005	120
Oct-Dec 2005	92
Jan-Mar 2006	82
Apr-Jun 2006	114

(Source: Local RSLs)

There are no areas within Boston borough that are affected by low demand. There are several areas and property types that are in very high demand; the demand for flats with 2 bedrooms in Wyberton remains the highest. (Source: Boston Common Housing Register)

Housing Related Benefits

- There were 3,742 Housing Benefit claimants in the Borough, which shows a quarterly fall of -2.2%. (Source: Department of Work and Pensions)
- There were 5,159 Council Tax Benefit claimants in the Borough, which shows a rise of +2.87% on the last quarter. (Source: Department of Work and Pensions)
- There were 3,484 claimants of both Housing Benefit and Council Tax Benefit in the Borough, which shows a quarterly rise of 0.49%. (Source: Department of Work and Pensions)
- The proportion of the working age population claiming JSA in the Borough was 2.5%, which is higher than the figure for Lincolnshire (2.0%) and the East Midlands (2.4%). (Source: Department of Work and Pensions, June 2006)
- Of the wards within the Borough, Fenside ward had the highest number of JSA claimants (6.3%), North ward had the lowest (0.6%). (Source: Department of Work and Pensions, June 2006)