

## ANNEX: Calculating backlog need (extract Argyll & Bute HNDA 2021)

Argyll & Bute Council triangulated a range of local datasets including the HNDA Household Surveys carried out in 2018 and 2019 by independent consultants Research Resource, with a robust and credible sample of 3,498 households across Argyll and Bute; the HOMEArgyll Common Housing Register, with 2,469 active waiting list applicants in 2020; and council homeless statistics (referred to as HL1 data returns). The following tables summarise the in-house approach to calculating the components of existing need.

### 1. Homeless households & those in temporary accommodation

#### a) Those in Temporary Accommodation

Snapshot of households in temporary accommodation	<i>HL1 statistics: end of year 2019/2020</i>	<b>86</b>
<b>Temporary Accommodation Stock List</b>	<i>TA Stock list October2020</i>	<b>132</b>
'Currently in temporary accommodation'	<i>HNADA Survey: Q10 (All Other)</i>	<b>2</b>
Figure used	<i>TA Stock list October2020 Representative - covid impact/ occupied stock list ( this was increasing over Covid period so a reasonable estimate)</i>	<b>132</b>

#### b) Those with Insecure Tenure

<b>Households who have become homeless as a result of insecure tenure</b>	<i>HL1 statistics end of year 2019/2020 : Reasons for homelessness: Insecure Tenure</i>	<b>142</b>
<b>Households with waiting list points: insecure tenure</b>	<i>No points on CHR April 2020 : unsuitable and insecure housing circumstances</i>	<b>328</b>
<b>Households who have moved in past 5 years as a result of insecure tenure</b>	<i>HNADA Survey: Q30E (H&amp;L) Q33E (Others) options included 'evicted by landlord' and 'thrown out by relatives/friends', 'previous home temporary'</i>	<b>295</b>
<b>Household under notice of eviction/ repossession, real threat of notice or your lease is coming to an end</b>	<i>HNADA Survey: Q71B (other areas)</i>	<b>126</b>
Figure Used: Average	<i>An average across all four evidence base provides a reasonable and prudent estimate of need</i>	<b>223</b>

## 2. Concealed households

1. Currently sharing amenities with another household but not sharing meals	<i>HNADA Survey: Q18 (H&amp;L) and Q15 (all other) sharing kitchen/bathroom/WC but not meals with another household</i>	<b>2,608</b>
<b>2. Sharing amenities is a serious problem for the household</b>	<i>HNADA Survey: Q71g (3) (all other)</i>	<b>64</b>
<b>3. Households with waiting list points: sharing amenities</b>	<i>RSL waiting list data. Update to analysis: duplication between insecure tenure and sharing amenities category eliminated. Previous count = 841</i>	<b>533</b>
<b>4. Friends/family no longer willing/able to accommodate</b>	<i>HL1 statistics 2019/20: Reasons for homelessness: Asked to Leave</i>	<b>78</b>
Figure used : Average of 2,3 & 4	<i>An average across three categories of the evidence base provides a reasonable and prudent estimate of need - captures all population but discounts anomalous high variation in need</i>	<b>225</b>

## 3. Overcrowding

1. Households with 1 or bedrooms fewer than needed	<i>HNDA Survey: Q21 (H&amp;L) Q18 (All Other)</i>	<b>805</b>
2. Households with 1 or bedrooms fewer than needed EXCLUDING single people	<i>HNDA Survey: Q18 filtered by Q3 (all other) and Q21 filtered by Q6 (H&amp;L)</i>	<b>763</b>
<b>3. Main Like or need to move to bigger home</b>	<i>HNDA Survey Q43:10 (H&amp;L) Q47 (All Other Areas) (1,329 LAST YEAR)</i>	<b>726</b>
4. Households with 1 or bedrooms fewer than needed AND who would need or like to move	<i>HNDA Survey: Same Questions as above but filtered down by Q43 (All Others) and Q40 (H&amp;L)</i>	<b>282</b>
5. Households with waiting list points: overcrowding	<i>CHR/WL April 2020</i>	<b>573</b>
Figure used : Option 3	<i>Captures the whole population, approximates to an average for 4 options but not dissimilar to the WL</i>	<b>726</b>

#### 4. Specialist Housing & Housing Related Services

##### a) Those who require Aids or Adaptations

Households who require installation of aids or adaptations in their current home	HNADA Survey Q60:2-19 (H&L) and Q64 A-P (All Other).	484
Dissatisfied with current home because it requires aids or adaptations	HNADA Survey Q23 (other areas) Q26 (H&L)	56
ABC waiting list for adaptations	Waiting List - Health & Housing Needs Adaptations to help	247
Figure used: Average 1 and 3	Captures the whole population and more representative of need	366

##### b) Those who require special forms of housing

Households who require special forms of housing	HNADA Survey Q11 (other areas)	225
Difficulty using stairs is a serious problem for the household	HNADA Survey Q71i (other areas)	73
Households with waiting list points: medical	WL April 2020	296
Households who require 'special forms of housing' on housing list	WL April 2020	825
Figure Used: Average 1 and 3	Avoids over-estimate/no needs/applicants for whom general needs housing would meet need	260

##### c) Those who require floating support services

Households with an unmet need for support	HNADA Survey Q62 (other areas) Q58 (H&L)	306
Number of respondents who require to move to receive support: is a serious problem	HNADA Survey Q47 (other areas) Q43 (H&L)	60
Figure Used	Higher figure more realistic: avoids under-counting	306

## 5. Poor Quality Housing

1. Quality of home is a serious problem for the household	HNADA Survey Q 71e (other areas)	<b>145</b>
2. Dissatisfied with current homes because of poor condition	HNADA Survey Q23 (other areas) Q26 (H&L)	<b>130</b>
3. Estimate of BTS (SCHS)	Sample is very small and unreliable and can't be disaggregated by tenure, age or HMA.	-
4. Estimate number of BTS properties in ABC	Atlantic Islands private sector house condition survey	<b>93</b>
5. Number of housing list applicants with points for 'property condition'	Updated WL analysis included categories of property condition 'significant' and 'severe'	<b>133</b>
Figure used : 1	Similar figures to CHR but HNDA Survey is more extensive than other sources	<b>145</b>

<b>6. Baseline Calculation (from preceding inputs)</b>		
<b>1a. Homeless Households in Temporary Accommodation</b>		<b>132</b>
<b>1b. Insecure tenure</b>		<b>223</b>
<b>2. Concealed Households</b>		<b>225</b>
<b>3. Overcrowding</b>		<b>726</b>
<b>4a. Aids &amp; Adaptations</b>		<b>366</b>
<b>4b. Specialist Housing</b>		<b>260</b>
<b>4c. Floating Support Needs</b>		<b>306</b>
<b>5. Poor Quality Housing</b>		<b>145</b>
<b>PROVISIONAL TOTAL</b>		<b>2,383</b>
<b>In Situ Adjustment</b>		
<b>6. Households who require installation of aids or adaptations in their current home; and number of homes where aids &amp; adaptations have been installed given current annual budget available (PSHG)</b>		<b>-690</b>
<b>7. Adjustment to reflect Overcrowding and concealed (from 2 &amp; 3 above)</b>		<b>-951</b>
<b>8. Net Adjustment (steps 6+7)</b>		<b>-1,641</b>
<b>9. Adjusted baseline (2,383 – 1,641)</b>		<b>742</b>
<b>10. Add waiting list estimate for OVERCROWDED PLUS CONCEALED (minus insecure housing points to avoid duplication)</b>		<b>108</b>
<b>FINAL BACKLOG NEED CALCULATION (steps 9 + 10)</b>		<b>850</b>

The local Housing Market Partnership agreed that the in-house calculation set out above provides the most appropriate estimate. This level of backlog need equates to just over a third of the total expressed need as registered on the RSL waiting list (34%), or to only 2% of the population of Argyll and Bute as a whole. This maximises the input for the overall HNDA calculation while avoiding either an under or over-estimation of existing need. It is derived from triangulation of robust evidence bases and the output is credible, indeed conservative, in the view of local housing professionals. In particular, it is noted that the HNDA guidance assumption that all unmet need for aids and adaptations or arising from poor condition properties can be addressed in situ is not valid or realistic in an area such as Argyll and Bute where a significant proportion of existing stock is just not suitable for improvement or fit for adaptation; nor can it be re-provisioned, re-configured or adequately refurbished to meet certain specialist and particular needs. Therefore, the proposed estimate of backlog need is deliberately moderate and significantly reduced from the initial potential calculation. It is therefore still in full

accordance with the CHMA assumption that the majority of housing need and demand in an area will not require a new build solution.