

25 October 2024

Freedom of Information Request, Oxford City Council – Reference: **FOI2024/01080**

Further to our acknowledgement, we can confirm that Oxford City Council can advise as follows in response to your Freedom of Information Request received on 1 October:

Request

Please could you provide the most up-to-date figures you have on the average time (in days if possible) that homeless applicants owed the main homelessness duty on the housing register take to be housed for 1, 2, 3, 4 and 5 bedroom properties.

Response

Homeless applicants owed a main housing duty can be housed via a suitable offer of Social Housing (and also an offer Private Rented Accommodation).

Most social housing owned by OCC and the Registered Providers participating in the Oxford Register for Affordable Housing is in Oxford - with only a limited number of OCC properties outside of the City in Kidlington and Abingdon.

There is only limited space to build social housing in City, although new properties are built where possible. The majority of social housing properties becoming available are re-lets of existing properties as existing social tenants move or tenancies come to an end of other reasons.

Therefore, the number of social housing properties becoming available each year can vary significantly and will influence waiting times for all types of properties.

Private Rented Sector Accommodation offered could be in Oxford, Oxon or further away in some cases if it is suitable for the homeless household. The availability of PRS accommodation is dependent on OCC being able to find suitable properties and landlords who are willing to let properties to Homeless Applicants at affordable rents within Local Housing Allowance rates so Homeless Applicants on a low income or benefits are able to afford the rents if they are offered the property.

There are a wide range of factors which influence the time it may take before a homeless applicant is made an offer of housing including

- The size of property they require - single or family accommodation
- The type of property they require - such as whether a ground floor and/or adapted property is required
- The location of the property they can be considered for - Oxford, Oxfordshire or elsewhere
- The availability of any such accommodation - whether it be in the Private Sector or Social Housing, churn of existing social housing and new builds being completed

For the purpose of this FOI, it is assumed this request is for the average waiting time for social housing (not an offer of PRS).

For social housing lettings to the applicants on the Homeless List with a main housing duty the average time they waited over the last 12 months from their Priority Start Date to the Letting Date is shown below:

1 Bed Need - 297 days

2 Bed Need - 282 days

3 Bed Need - 280 days

4 Bed Need - 130 days - this figure is abnormally low because a number of new build 4 bed houses become available which were used to re-house 4 homeless households with a 4 bedroom need over the last 12 months. The longest family had to wait was 319 days for a 4 bed house.

5 Bed Need - Not Applicable - there were no 5 bedroom properties let to the Homeless List during this period.

If you disagree with any part of the response to your request, you are entitled to ask the Council for an internal review of the decision(s) made. You may do this by writing to the Monitoring Officer, by either email monitoringofficer@oxford.gov.uk – or by post to Monitoring Officer, Oxford City Council, Town Hall, St Aldate's, Oxford, OX1 1BX. After the result of the internal review, if you remain dissatisfied, you may ask the Information Commissioner to intervene on your behalf. You may do this by writing to the Information Commissioner's Office, Wycliffe Lane, Wilmslow, Cheshire, SK9 5AF.

Yours sincerely,

Freedom of Information Officer

| Freedom of Information Team | Law & Governance | Oxford City Council | Town Hall | St Aldate's
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