



HOMELESSNESS STATISTICS
ANNUAL REPORT 2007/2008

HOUSING ACCESS AND ADVICE

MAY 2008

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1. HOUSING ADVICE SERVICE

Table 1. All Applicants Utilising the Housing Advice Service.

	Prevention Cases	General Apps	Total Applicants
Bradford	1182	1110	2292
Keighley/ Shipley	756	1054	1810
Total	1938	2164	4102

1. During the year, a total of 4102 applicants used the Housing Advice Service. This total is households requiring advice and assistance only, and does not include applicants requiring a full assessment under the homeless legislation.

Table 2. Advice Categories – Homeless Prevention Case Work Totals

PREVENTION – TOTALS					
	KEIGHLEY	SHIPLEY	BRADFORD	TOTAL	%
PRIVATE TENANCIES	172	44	489	705	36
DEBT AND BENEFITS	48	17	46	111	6
HOUSING	26	6	19	51	3
MEDICAL	12	2	16	30	2
ASYLUM AND REFUGEE	4	1	25	30	2
RELATIONSHIP BREAKDOWN LEADING TO HOMELESSNESS	263	91	369	723	37
HARASSMENT, VIOLENCE AND NUISANCE	50	3	62	115	6
APPLICANT NEEDED HOMELESS ASSESSMENT	15	2	156	173	9
TOTAL	590	166	1182	1938	

1. The largest subject group was advice casework on relationship breakdown at 37% or 723 cases. The biggest group within this subject was family breakdowns at 457 cases. As well as breakdowns within the family unit, this includes breakdowns from living with friends or within relationships.
2. The second largest group was private tenancy issue at 36% or 705 cases. The biggest subject group within this was applicants who were served with a Notice to Quit.

Table 3. Breakdown of Advice Categories – Homeless Prevention Case Work

ADVICE CATEGORIES					
	KEIGHLEY	SHIPLEY	BRADFORD	TOTAL	%
PRIVATE TENANCIES					
• Affordability	30	8	40	78	4
• Disrepair	22	4	39	65	3
• Illegal Eviction	5	0	13	18	1
• Notice To Quit	76	23	307	406	21
• Overcrowding	33	9	76	118	6
• Possession Order	6	0	14	20	1
DEBT AND BENEFITS					
• Debt (not rent arrears)	2	1	4	7	0
• Mortgage Arrears	21	10	18	49	2
• BCHT/Incommunities Rent Arrears	1	0	5	6	0
• Private Rent Arrears	21	4	9	34	2
• H A Rent Arrears	1	1	5	7	0
• Bankruptcy	2	1	5	8	0
HOUSING					
• Homehunter	24	5	12	41	2
• Sale of Owned Property	2	1	7	10	0
MEDICAL					
• Medical Needs	7	2	12	21	1
• Hospital Discharge	5	0	4	9	0
ASYLUM AND REFUGEE					
• Asylum Seeker	3	1	25	29	1
• A8 National	1	0	0	1	0
RELATIONSHIP BREAKDOWN LEADING TO HOMELESSNESS					
• Family Breakdown	152	72	233	457	23.5
• Friends Breakdown	24	5	60	89	4.5
• Released from Prison	5	0	7	12	0
• Relationship Breakdown	76	12	63	151	8
• Discharge from HMF	1	0	2	3	0
• Independent Living Required	5	2	4	11	0
HARASSMENT, VIOLENCE AND NUISANCE					
• Landlord Harassment	3	0	4	7	0
• Nuisance – All Tenure Types	15	1	22	38	2
• Racial Harassment	1	0	3	4	0
• Violence Inside Home	20	0	19	39	2
• Violence Outside Home	11	2	14	27	1
APPLICANT NEEDED HOMELESS ASSESSMENT					
	15	2	156	173	9
TOTAL	590	166	1182	1938	

Table 4. Homeless Prevention Case Work – Applicants by Ethnicity

	KEIGHLEY	SHIPLEY	BRADFORD	TOTAL	2001 Census
White/European	540	51	749	1440 (74%)	78%
Pakistani	13	2	215	230 (12%)	14.5%
Indian	0	1	12	13 (1%)	3%
Bangladeshi	3	0	25	28 (1%)	1%
Other Asian	4	3	54	61 (3%)	.5%
African/Caribbean	5	1	54	60 (3%)	2%
Other	3	3	26	32 (2%)	1%
Refused	22	5	48	75 (4%)	
TOTAL	590	166	1183	1939	

Table 5. Homelessness Prevention Casework – Household Make-Up

	KEIGHLEY	SHIPLEY	BRADFORD	TOTAL	%
2 Adults	23	5	17	45	2
Couple 1-2 Children	52	15	113	180	9
Couple 3+ Children	28	6	87	121	6
Childless Couple	8	2	29	39	2
Elderly Couple	5	0	1	6	0
Pregnant Couple	12	8	9	29	1
Extended Family with Children	15	4	31	50	3
Elderly Single	16	1	14	31	2
Single Pregnant	19	15	34	68	4
Single 1-2 Children	129	46	241	416	21
Single 3+ Children	30	7	82	119	6
Single Person	225	54	506	785	40
Under 18 Single	27	3	18	48	2
Single with Carer	1	0	1	2	0
TOTAL	590	166	1183	1939	

Table 6. Homeless Prevention Casework – Reasons why Cases Were Closed.

	KEIGHLEY	SHIPLEY	BRADFORD	TOTAL	%
Accepted BCHT/Incommunities Tenancy	32	13	19	64	4
Bidding on Homehunter	116	28	99	243	14
Can Remain in Family Home	16	5	108	129	7
Accepted HA Tenancy	0	0	5	5	0
Moved Out of Area	8	0	11	19	1
Moved into Family Home	5	7	3	15	1
Other Accommodation	34	7	49	90	5
Needed Homeless Assessment	116	23	433	572	32
Found Private Tenancy	39	12	29	80	4
Refused Offer from Homehunter	3	0	2	5	0
Referred to Social Services	1	0	5	6	0
Accepted Supported Tenancy	10	2	12	24	1
Gone Away – Unknown	35	7	96	138	8
Remained in Original Property	126	59	218	403	22
TOTAL	541	163	1089	1793	

Table 7. Homelessness Prevented by Intervention Casework

	Keighley	Shipley	Bradford	TOTAL
Applicants assisted with homeless prevention casework	590	166	1183	1939
Applicants who applied as homeless at a later date	4	0	4	8
% who applied as homeless	.5%	0%	0%	.5%

1. The CLG definition of preventing homelessness is whether the applicant requested a homeless assessment within 6 months of the date of the preventative case being closed. Over the district, homelessness was prevented due to casework in 99.5% of cases.

Table 8. Applicants Given General Assistance and Advice - Ethnicity

	KEIGHLEY/ SHIPLEY	BRADFORD	TOTAL	%
White/European	980	933	1913	88
Pakistani	51	128	179	8
Indian	0	1	1	0
Bangladeshi	23	41	64	3
Other Asian	0	1	1	0
African/Caribbean	0	6	6	1
Other/Not Stated	0	0	0	0
TOTAL	1054	1110	2164	

1. There were 2164 applicants who were given general advice on issues as seen below. The largest group were of White/European descent at 88% of all applicants. These applicants did not require detailed casework and as such are reported on separately.
2. Some applicants were assisted on several issues at the same time, hence the higher totals in the table below.

Table 9. Applicants Given General Assistance and Advice

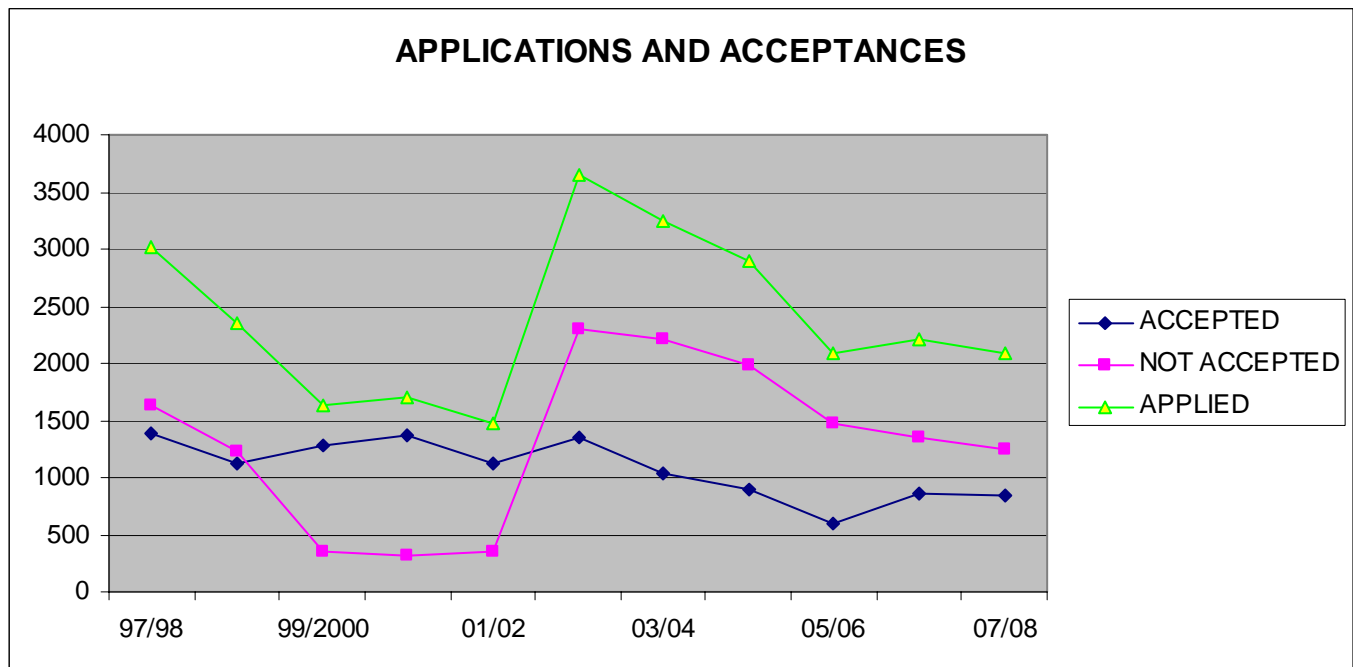
	KEIGHLEY/ SHIPLEY	BRADFORD	TOTAL	%
NTQ	64	35	99	3
Landlord Issues	29	38	67	2
Debt	14	5	19	1
Rent Arrears	21	19	40	1
Eviction	21	27	48	1
Disrepair	18	23	41	1
Overcrowded	88	25	113	3
General Advice	434	710	1144	32
Homeless Application Taken	42	85	127	4
Medical/DPHS	18	9	27	1
Relationship Breakdown	57	42	99	3
Family Breakdown	7	9	16	1
Violence – Inside Home	32	9	41	1
Violence – Outside Home	14	3	17	1
Friends Breakdown	10	10	20	1
Racial Harassment	0	0	0	0
Nuisance	12	2	14	0
Social Services/Children Act	1	1	2	0
Asylum/Habitual Residence	6	12	18	1
Homehunter	549	411	960	27
Housing Benefit	9	6	15	1
Mortgage Arrears	11	14	25	1
Hospital Discharge	5	3	8	0
A S B	6	7	13	0
Housing Association	54	106	160	5
Roofless Applicant	34	126	160	5
Registration on Homehunter	23	225	248	7
HOMES/Move to Other Area	1	2	3	0
TOTAL	1580	1964	3544	

2. HOMELESSNESS DISTRICT TRENDS

Table 10. Applications and Acceptances.

	97/98	98/99	99/2000	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
ACCEPTED	1386	1116	1286	1377	1125	1351	1038	903	603	868	837
NOT ACCEPTED	1629	1233	351	318	349	2299	2203	1983	1480	1350	1243
TOTAL	3015	2349	1637	1695	1474	3650	3241	2886	2083	2218	2080

Figure 1. Trends in Applications and Acceptances.



1. The number of households presenting as homeless dropped slightly this year, by 138 or 6%. Acceptances also decreased by 4%, a drop of 31 households.
2. Of the 2080 households presenting, 837 or 40% were accepted as homeless.

Table 11. Summary of Assessment Decisions.

DECISION	NUMBER OF DECISIONS	PERCENTAGE OF TOTAL
PRIORITY NEED/ ACCEPTED	837	40%
INTENTIONALLY HOMELESS	92	4%
NON-PRIORITY/ NOT ACCEPTED	258	12%
NOT HOMELESS	859	41%
INELIGIBLE/ NOT HOMELESS	34	2%
TOTAL	2080	100%

Figure 2. Analysis of Assessments by Decision.

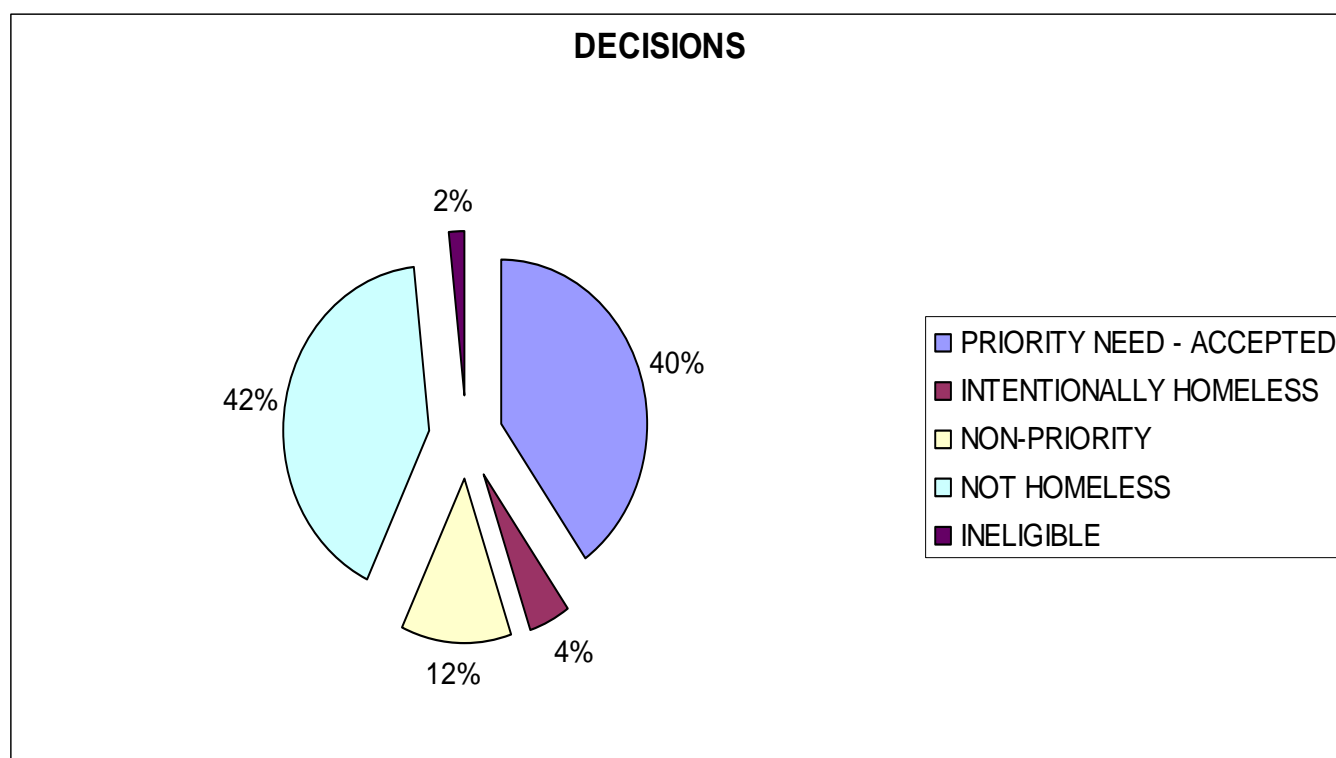


Table 12. Applications and Acceptances

	Applications	%	Not Accepted	%	Accepted	%	Acc' as a %age of app's by area
KEIGHLEY	438	21	233	19	205	24	47%
SHIPLEY	752	4	36	3	39	5	52%
BRADFORD	1567	75	974	78	593	71	38%
TOTAL	2080		1243		837		

Table 13. Applications by Ethnicity.

	Applications	%	Not Accepted	%	Accepted	%	As %age of accepted app's by each BME Category
White	1493	72	917	74	576	69	39
African/ Caribbean	138	7	64	5	74	9	54
Indian	35	2	19	2	16	2	46
Pakistani	250	12	146	12	104	12	42
Bangladeshi	63	3	35	3	28	3	44
Other Asian	44	2	29	2	15	2	34
Not Stated	39	2	26	2	13	2	33
Other Racial Mix	18	1	7	1	11	1	61
Total	2080		1243		838		

Figure 3. Ethnicity of Applicants

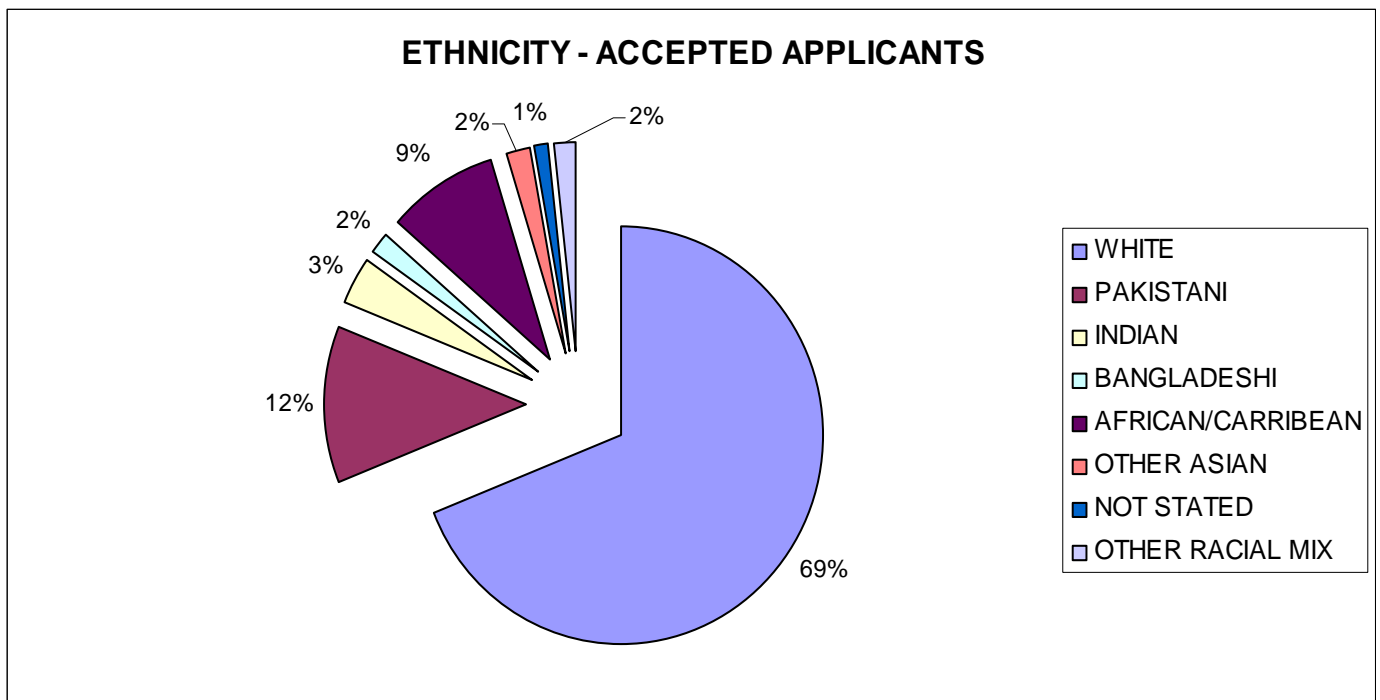


Table 14. Summary of Destination from Closed Cases.

	KEIGHLEY	SHIPLEY	BRADFORD	2007/2008 TOTAL		2006/2007 TOTAL	
BCHT/Incommunities/ L.A. TENANCY	96	16	182	294	47%	274	43%
H.A. TENANCY	13	3	40	56	9%	74	12%
UNKNOWN ADDRESS	9	2	33	44	7%	59	9%
OTHER ACCOMMODATION	0	0	14	14	2%	13	2%
RETURNED TO ORIGINAL ADDRESS	8	0	22	30	5%	27	4%
PRIVATE RENTED	12	5	45	62	10%	56	9%
REFERRED TO ANOTHER L.A.	0	0	2	2	0%	6	1%
REFUSED OFFER	10	5	92	107	17%	108	17%
SUPPORTED TENANCY	2	1	16	19	3%	15	2%
TOTAL	150	32	446	628		600	

1. Of the 837 accepted cases, 628 or 75% were closed within the year.
2. The largest group, 294 or 47% accepted a BCHT/Incommunities tenancy.
3. 107 or 17% of applicants had their case closed due to refusing an offer from Homehunter.

Figure 4. Destination from Closed Cases.

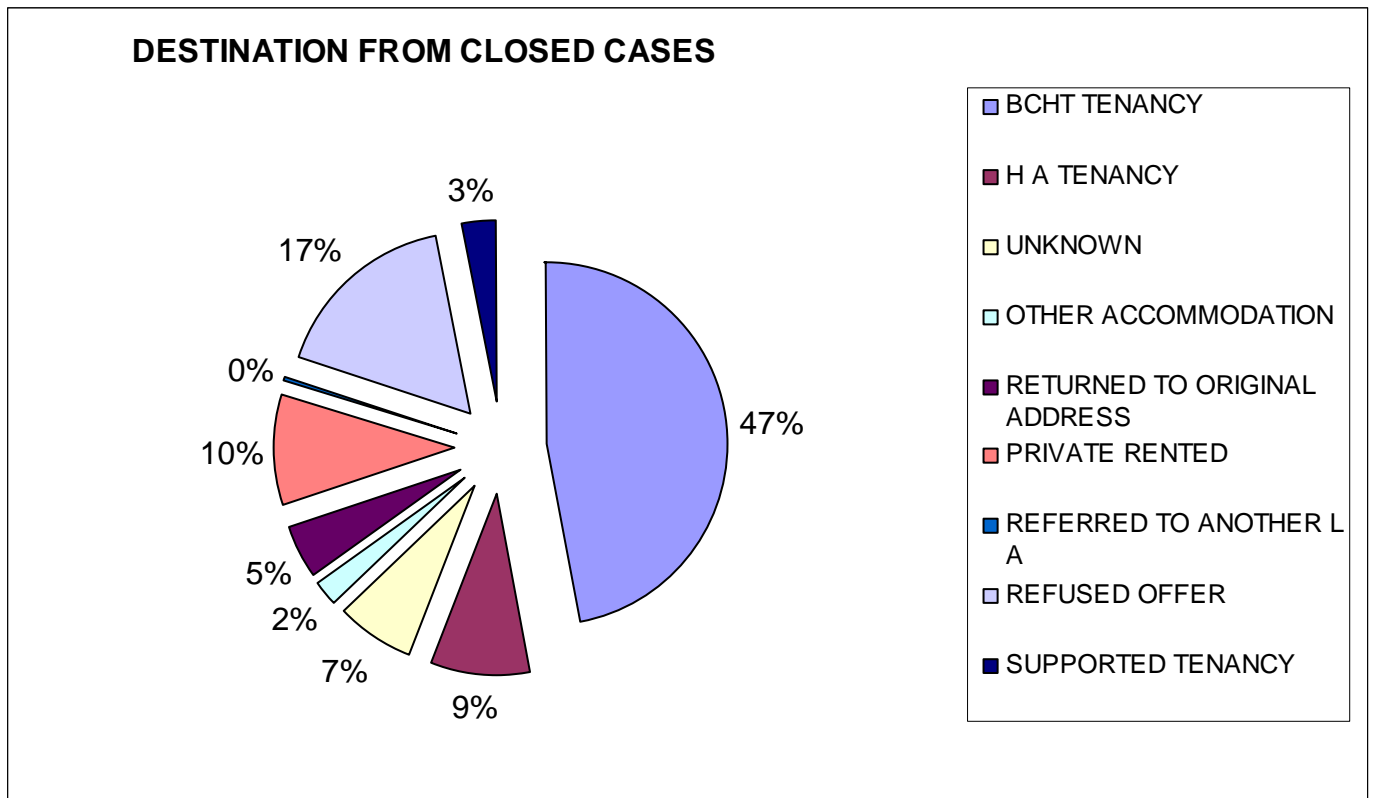


Table 15. Inter Authority Referrals.

CATEGORY	NUMBER OF REFERRALS
REFERRAL FROM ANOTHER AUTHORITY	1
REFERRAL TO ANOTHER AUTHORITY	1

3. HOMELESSNESS GROUP PROFILES

Table 16. Ethnic Origin of Accepted Homeless Applicants.

	KEIGHLEY	SHIPLEY	BRADFORD	2007/2008		2006/2007	
				TOTAL		TOTAL	
WHITE/ EUROPEAN	187	31	358	576	69%	621	71%
PAKISTANI	8	4	92	104	12%	126	15%
INDIAN	2	1	26	28	3%	17	2%
BANGLADESHI	2	1	14	16	2%	13	1%
AFRICAN/ CARIBBEAN	3	2	69	74	9%	41	5%
OTHER ASIAN	1	1	13	15	2%	22	3%
OTHER	1	1	9	11	1%	10	1%
NOT STATED	1	0	12	13	1%	18	2%
TOTAL	205	39	593	837		868	

1. The largest group of applicants were White/European with 576 or 69% of applicants.
2. 12% of applicants were of Pakistani origin.

Figure 5. Ethnic Origin of Accepted Homeless Applicants.

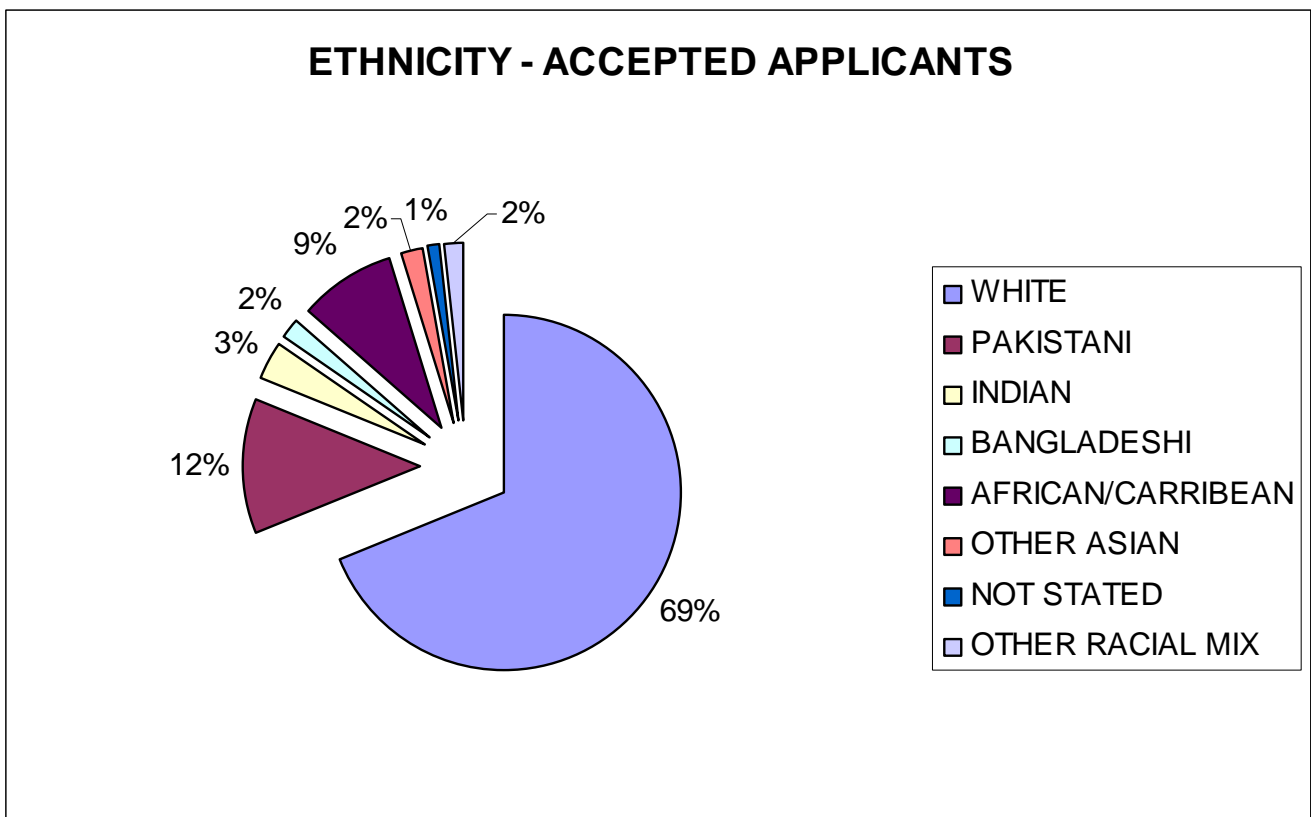


Table 17. Situation – Where Applicants Living at Time of Homelessness

	KEIGHLEY	SHIPLEY	BRADFORD	2006/2007 TOTAL		2005/2006 TOTAL	
HMF Accommodation	2	1	2	5	1%	3	-
Care/Hospital	3	0	7	10	1%	16	2%
BCHT/Incommunities Tenant	19	2	14	35	4%	36	4%
Friends	14	2	38	54	6%	65	7%
No Fixed Address	3	0	4	7	1%	22	3%
L A Tenant	1	0	14	15	2%	21	2%
H A Tenant	2	0	15	17	2%	29	3%
Owner Occupier	25	3	25	53	6%	45	5%
Prison/Caravan/Tent	2	0	0	2	-	2	-
Private Rented Tenancy	46	13	182	241	29%	220	25%
NASS Accommodation	0	0	70	70	8%	20	2%
Supported Housing	3	0	6	9	1%	36	4%
Tied Tenancy	3	0	4	7	1%	5	1%
With Family	82	18	212	312	38%	348	40%
TOTAL	205	39	593	837		868	

1. The largest number of applicants, 312 or 38%, were living with family members at the time they became homeless. This is a slight fall of 2% since last year. This is due to the prevention work undertaken to work with family members.
2. The second largest group, 241 or 29% of applicants, were living in private rented accommodation. This is an increase of 4% since last year.
3. There has been an increase of 50 applicants (6%) required to leave NASS accommodation. This is due in the main to the government policy in resolving legacy asylum cases.

Figure 6. Situation

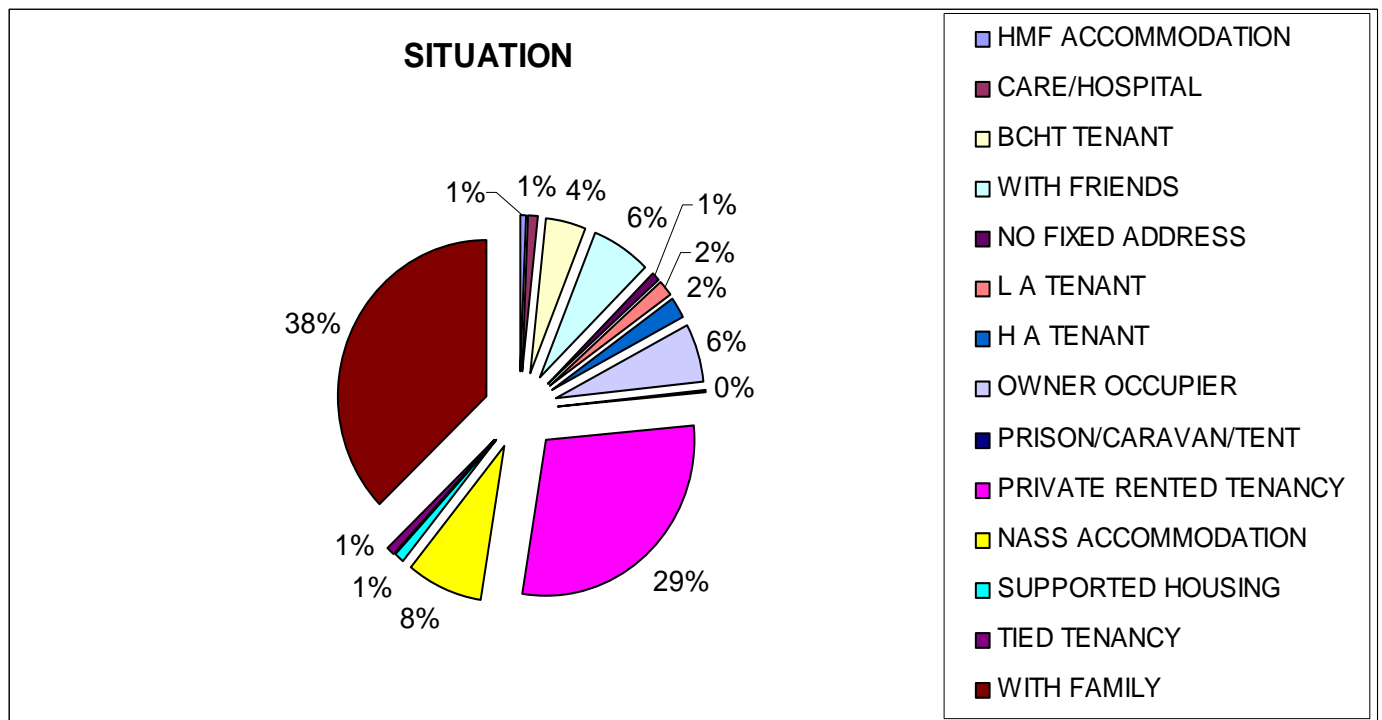


Table 18. Household Make Up

	KEIGHLEY	SHIPLEY	BRADFORD	2006/2007 TOTAL		2007/2008 TOTAL	
2 People – No Children	5	1	6	12	1%	12	1%
Couple - Pregnant	1	1	4	6	1%	15	2%
Couple – No Children	5	0	12	17	2%	15	2%
Couple – 1-2 Children	19	6	74	99	12%	82	9%
Couple – 3+	8	1	44	53	6%	284	3%
Extended Family – With Children	1	0	11	12	1%	9	1%
Single – No Children	47	6	119	172	21%	199	23%
Single – Pregnant	13	2	26	41	5%	67	8%
Single – 1-2 Children	75	19	208	302	37%	333	38%
Single – 3+ Children	23	3	69	95	11%	76	9%
Single – Under 18	8	0	20	28	3%	32	4%
TOTAL	205	39	593	837		868	

1. The largest group of applicants, 302 or 37% of cases, were single parents with 1 or 2 children.
2. The second largest group, 172 or 21%, were single applicants with no children.
3. There has been no major change in the composition of household types compared to last year.

Figure 7. Household Make-Up

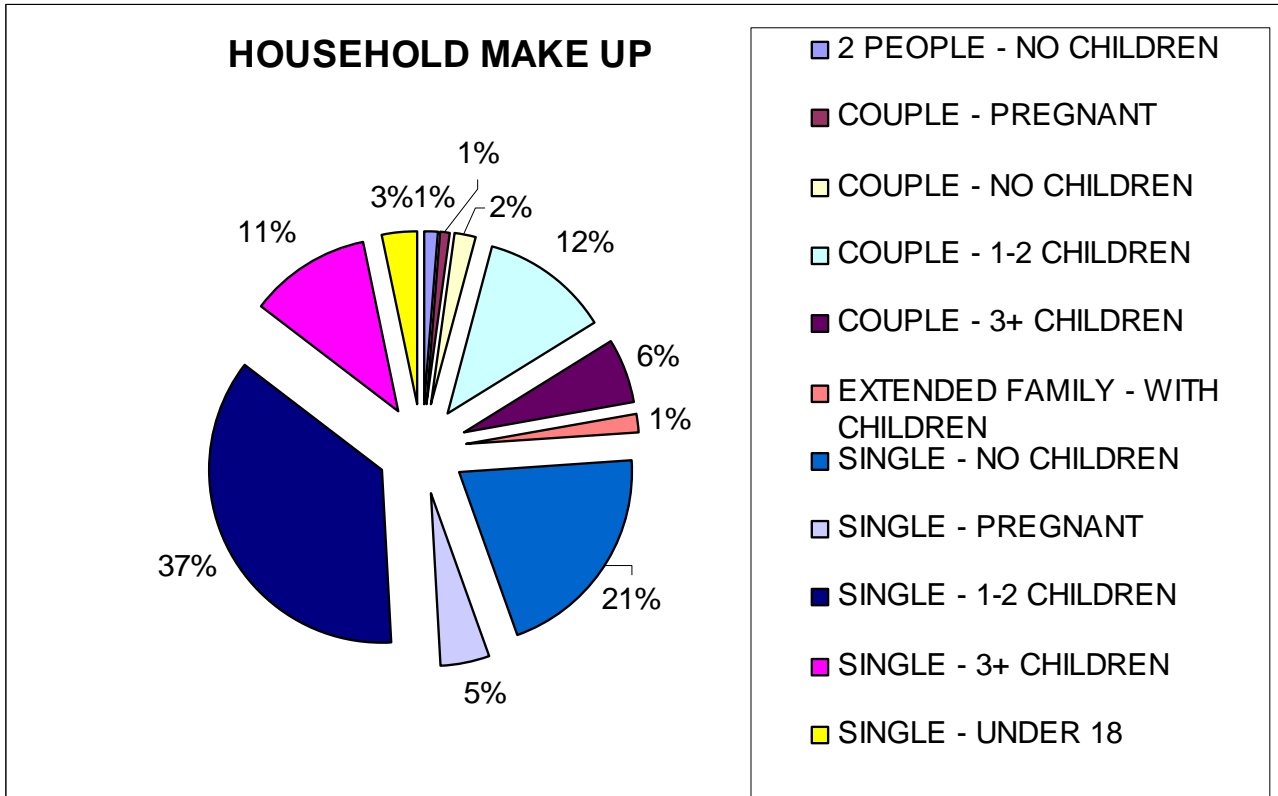


Table 19. Priority Need Status of Applicants.

	KEIGHLEY	SHIPLEY	BRADFORD	2007/2008 TOTAL		2006/2007 TOTAL	
Dependent Children	120	29	403	552	67%	528	62%
Pregnant	17	3	28	48	6%	86	10%
Old Age	2	0	6	8	1%	11	1%
Physical Disability	12	1	32	45	5%	37	4%
Mental Illness	13	0	18	31	4%	25	3%
Young People	5	0	21	26	3%	37	4%
Domestic Violence	7	1	29	37	4%	51	6%
Other Violence	24	3	36	63	8%	50	6%
Emergency	0	0	1	1	0	10	1%
Formerly in Care	1	0	1	2	0	8	1%
Refugee/Asylum Seeker	0	0	4	4	0	1	-
H M Forces	0	0	1	1	0	1	-
Alcohol/Drug Dependent	2	0	7	9	1%	3	-
Ex Prisoner	0	0	0	0	0	-	-
Other	2	2	6	10	1%	20	2%
TOTAL	205	39	593	837		868	

Figure 8. Priority Need Status

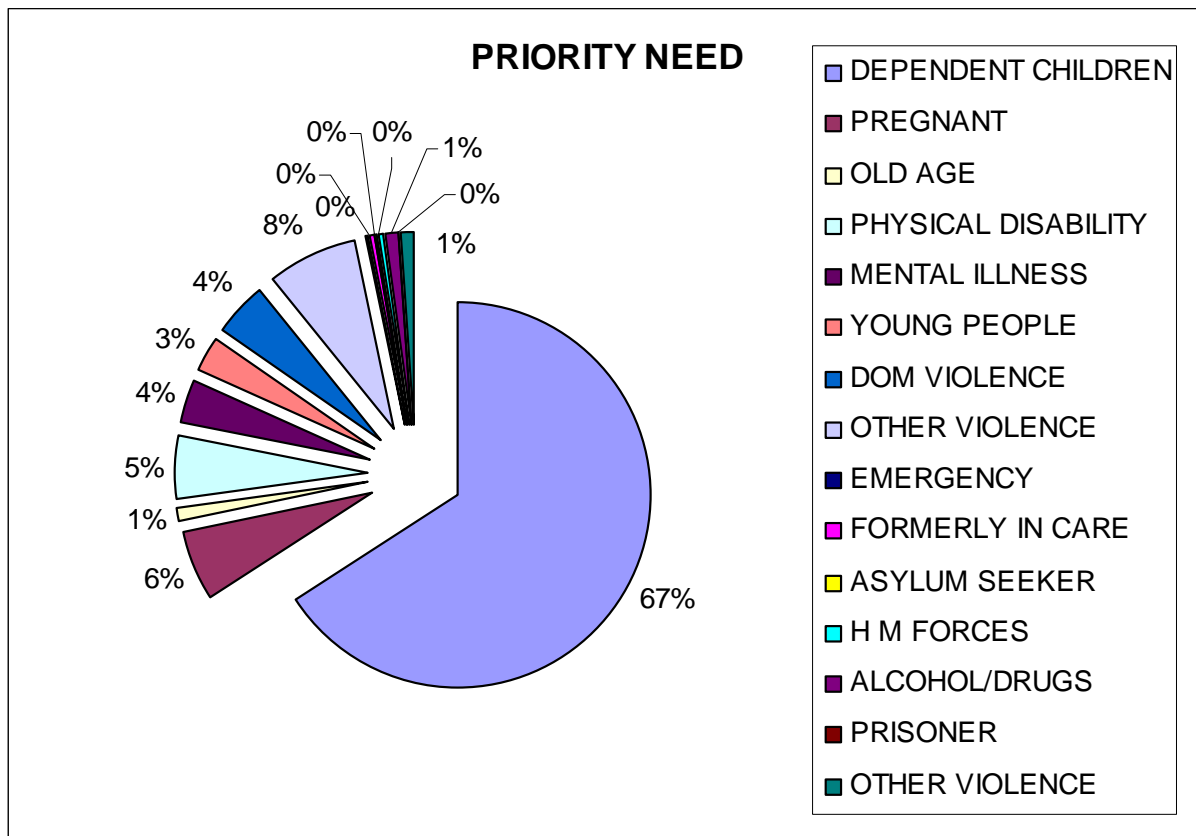
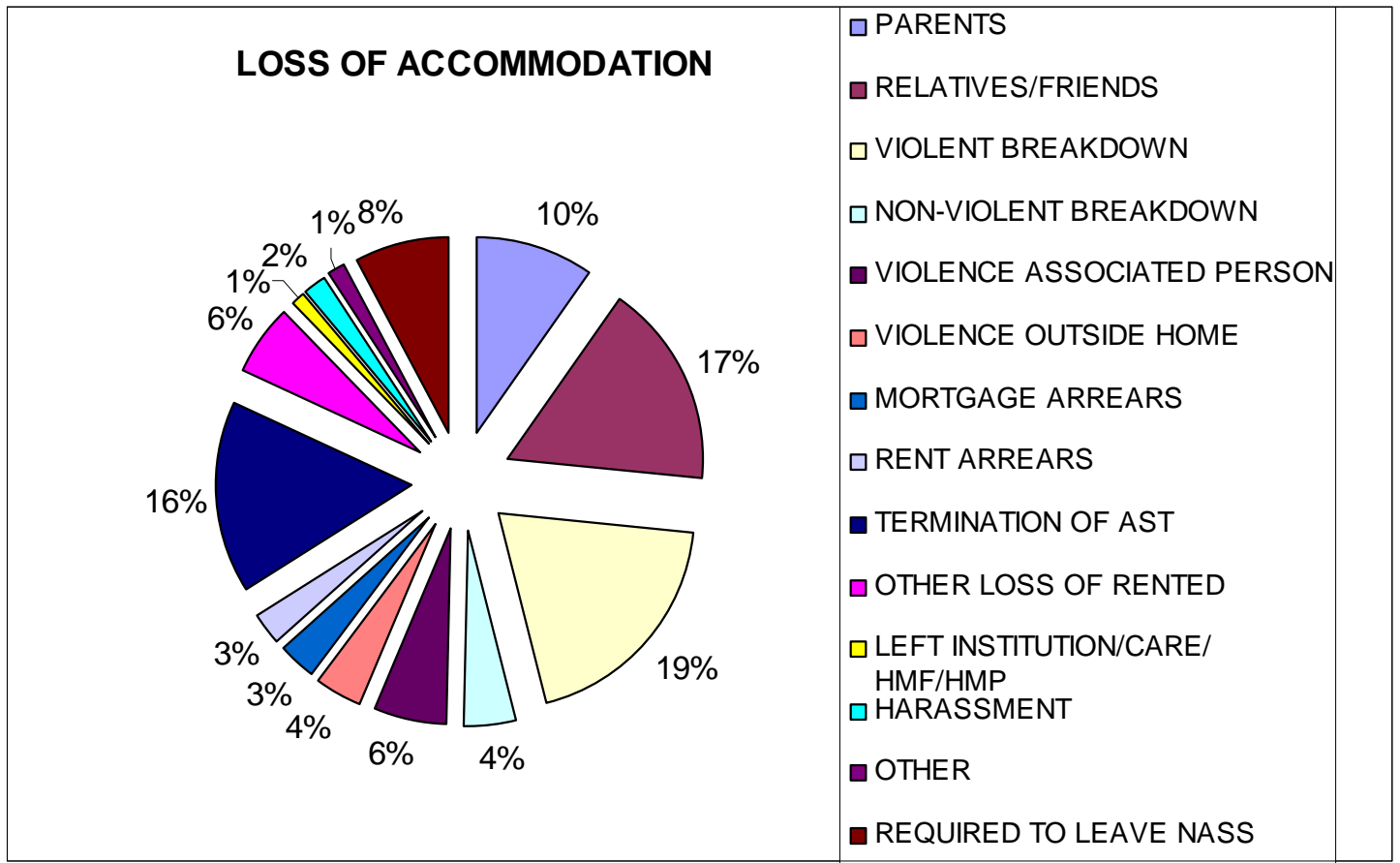


Table 20. Reasons for Loss of Accommodation.

	KEIGHLEY	SHIPLEY	BRADFORD	2007/08	2006/07	ANNUAL CHANGE
Parents No Longer Willing to Accommodate	27	6	48	81	105	Drop of 2%
Relatives/Friends No Longer Willing to Accommodate	31	4	107	142	153	Rise of 1%
Violent Relationship Breakdown	49	5	108	162	184	Drop of 2%
Non-Violent Relationship Breakdown	13	3	19	35	49	
Violence from Associated Person	14	3	36	53	54	
Violence from Outside Home	13	1	18	32	33	
Mortgage Arrears	10	3	13	26	13	
Rent Arrears – All Tenure Types	6	1	16	23	17	
Termination of Assured Shorthold Tenancy	15	6	112	133	122	Rise of 2%
Other Loss of Rented Accommodation	12	6	30	48	29	
Left H M Forces/ Hospital/ Prison/ Institution/Care	3	0	56	8	17	
Harassment	7	1	9	17	16	
Other	5	0	7	12	54	
Refugee/Asylum Seeker – left NASS	0	0	65	65	22	
TOTAL	205	39	593	837	868	

1. The CLG requires authorities to identify and reduce the 3 main causes of homelessness through preventative casework and the provision of housing options. Last year, these main causes in Bradford were: Violent Relationship Breakdown; Relatives/Friends no Longer Willing to Accommodate; and Parents no Longer Willing to Accommodate. However, this year the 3 causes are: Violent Relationship Breakdown; Relatives/Friends no Longer Willing to Accommodate; Termination of Assured Shorthold Tenancies.
2. Homelessness due to mortgage arrears has doubled compared with last year.

Figure 9. Reasons for Loss of Accommodation.



4. TEMPORARY ACCOMMODATION

Table 21. Use of Temporary Accommodation.

	2007/2008 TOTAL		2006/2007 TOTAL	
BED & BREAKFAST	159	26%	215	33%
NORMAN BANK	236	38%	201	31%
DISPERSED UNITS	133 (includes 28 CRD case)	22%	133	20%
WOMEN'S REFUGES	29	5%	32	5%
VOLUNTARY SECTOR	18	3%	42	6%
SAFE HAVEN YORKSHIRE (HAMA PROPERTIES)	38	6%	30	5%
TOTAL	613*		653	
HOMELESS AT HOME	1458*		1178	

* this figure includes households which were later deemed not to be priority homeless.

1. During the year, 613 households were provided with some form of temporary accommodation.

Table 22. Average Length of Stay in Temporary Accommodation

LENGTH OF STAY – DAYS	2007/2008	2006/2007
BED AND BREAKFAST	10	9
NORMAN BANK HOSTEL	25	28
DISPERSED UNITS	96	110
WOMEN'S REFUGES	67	70
VOLUNTARY SECTOR HOSTELS	63	42
SAFE HAVEN YORKSHIRE	79	86
DISTRICT TOTALS	42	45

1. The average length of stay has dropped slightly from 45 to 42 days, although there are differences in the different forms of temporary accommodation.

Table 23. Use of Bed and Breakfast

SINGLE PEOPLE				COUPLES				FAMILIES			
App's	Days	Average length of stay – days		App's	Days	Average length of stay – days		App's	Days	Average length of stay – days	
		07/08	06/07			07/08	06/07			07/08	06/07
117	1296	11	9	8	45	9	8	37*	202	5	10

* This figures includes single pregnant females and couples with a pregnant female.

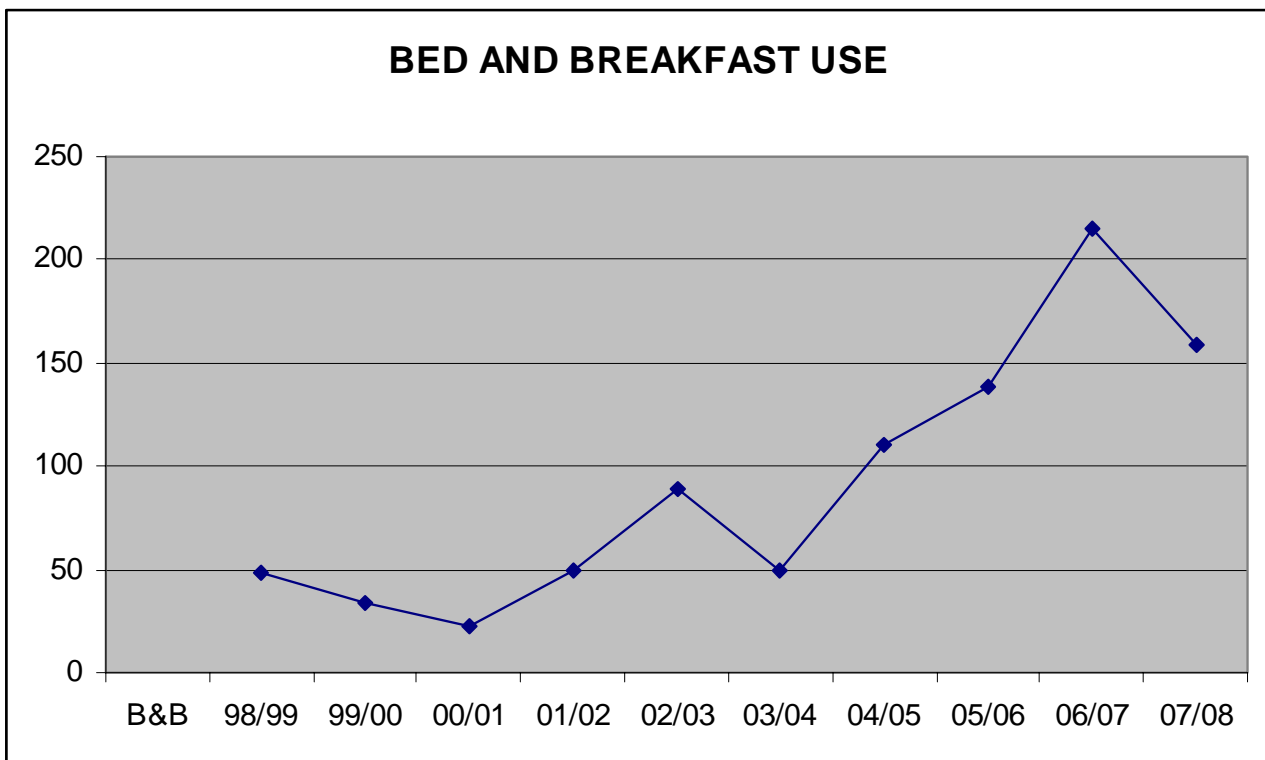
1. The CLG set new targets in April 2004 to reduce the length of stay in Bed and Breakfast for families with children to less than 6 weeks. We have continued to meet this target. The average length of stay for families has halved this year to 5 days.
2. The local target in Bradford for Bed and Breakfast use is 7 days for single people and 3 days for families with children.
3. The length of stay has risen for single people and couples this year.

Table 24. Trends in Bed & Breakfast Use – Applicants Booked Into B&B.

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
48	34	23	49	89	49	110	139	215	159

1. The use of Bed and Breakfast has dropped by 26% this year. This is the first decrease in 4 years.

Figure 10. Trends in Bed and Breakfast Use



5. LETTINGS TO THE HOMELESS

Table 25. Total Lettings 2006/2007.

	TOTAL LETTINGS 2007/08	TOTAL LETTINGS 2006/07	LETTINGS TO THE HOMELESS 2007/08	LETTINGS TO THE HOMELESS 2006/07	%AGE OF LETTINGS TO THE HOMELESS 2007/08	%AGE OF LETTINGS TO THE HOMELESS 2006/07
BEDSIT	34	179	1	7	2%	4%
1 BED	1251	1148	76	81	6%	7%
2 BED	644	596	100	56	15%	9%
3 BED	433	388	56	40	13%	10%
4+ BED	28	17	1	5	4%	29%
TOTAL	2390	2328	234	189	10%	8%

1. The number of letting to homeless families has risen slightly this year to 234 or 10% of all lettings.
2. The total number of lettings to the homeless has risen this year by 2%.

Figure 11. Lettings to the Homeless.

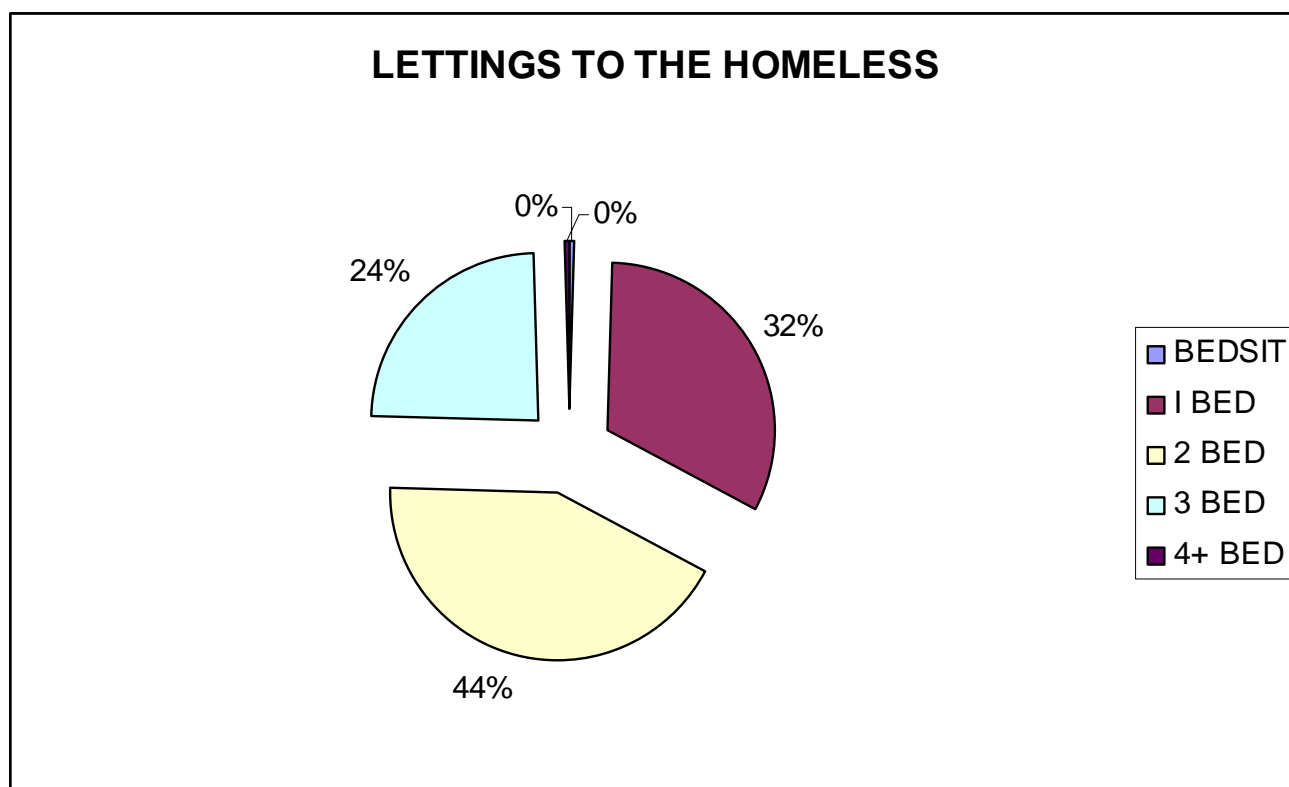
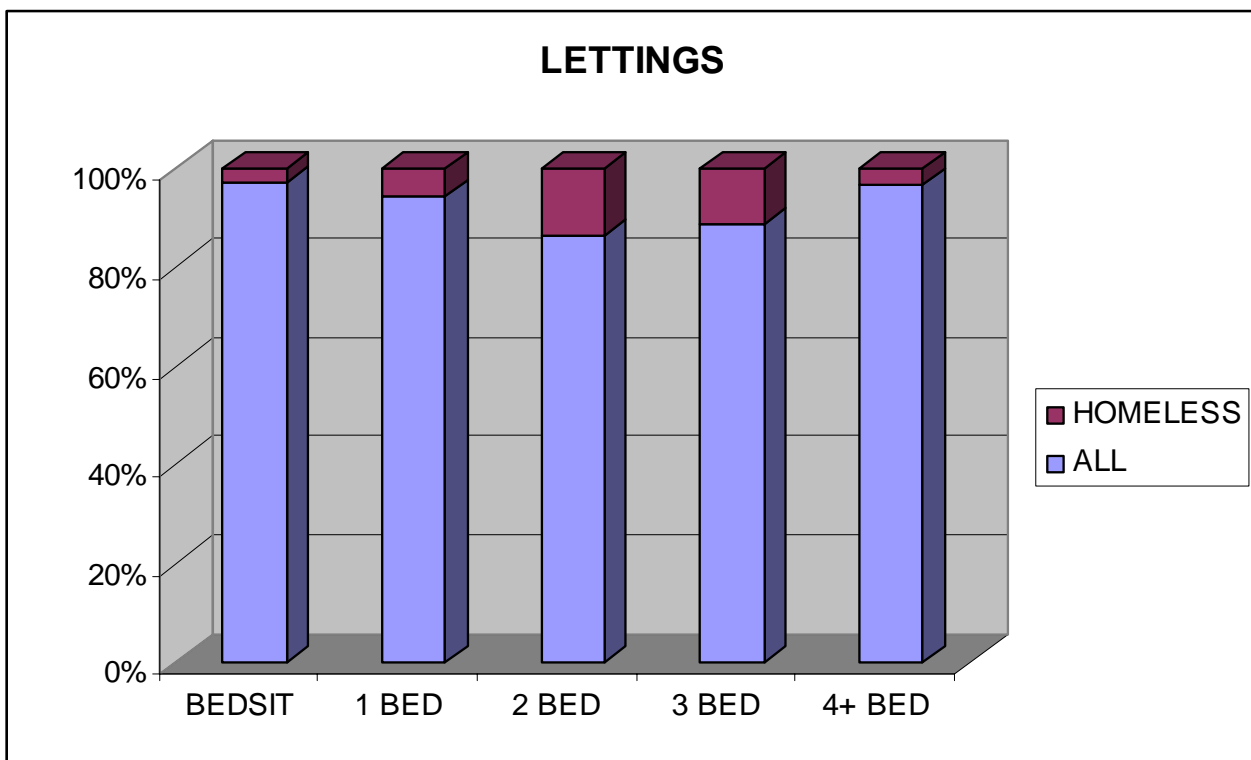


Figure 12. Homeless Lets as a Percentage of All Lets.



6. COMPARISON OF BRADFORD'S FIGURES WITH NATIONAL TRENDS

Table 26. Homeless Households Accepted for Permanent Rehousing.

	BRADFORD		YORKS & HUMBS		ENGLAND	
	ACCEPTANCES	% CHANGE	ACCEPTANCES	% CHANGE	ACCEPTANCES	% CHANGE
1996/97	1619	-10.8	8,940	-9	111,810	-4
1997/98	1386	-15.4	9,130	+2	102,650	-8
1998/99	1116	-19.5	8,260	-10	104,150	+2.7
1999/2000	1286	+15	8,370	+1	106,130	+1
2000/2001	1377	+7	9,150	+9	113,590	+7
2001/2002	1125	-19	10,820	+18	118,360	+4
2002/2003	1351	+20	15,060	+39	129,320	+10
2003/2004	1038	-23	16,150	+7	137,000	+6
2004/2005	903	-13	13,430	-17	120,860	-12
2005/2006	603	-33	9,450	-30	93,980	-22
2006/2007	868	+44	8,220	-13	73,360	-22
2007/2008	837	-4	7,350	-10	63,170	-14

Source: CLG Information Bulletin, June 2008. Bradford's figures from own sources.

- Acceptances have dropped by a higher percentage in England at 14%, compared with a drop of only 4% in Bradford.

Table 27. Assessment of Decisions.

	BRADFORD	%	ENGLAND	%
PRIORITY NEED	837	40%	63,170	48
INTENTIONALLY HOMELESS	92	4%	9,560	7
NON PRIORITY	258	12%	21,800	17
NOT HOMELESS	893	43%	36,320	28
TOTAL	2080		130,840	

1. Bradford accepted fewer homeless applicants than England as a whole, with 40% compared to 48% nationally.
2. Bradford made a Not Homeless Decision in 43% of cases, compared with only 28% nationally.

Table 28. Homeless Households Accepted by Category of Need.

	BRADFORD		ENGLAND	
	Number	%	Number	%
Dependent Children	552	67	37,000	59
Pregnant	48	6	7,350	12
Old Age	8	1	1,110	2
Physical Disability	45	5	3,100	5
Mental Illness	31	4	4,150	7
Young People	26	3	4,880	8
All Violence	100	12	2,140	32
Other	26	2	3,050	5
Emergency	1	0	430	1
GRAND TOTAL	868		63,170	

1. Bradford accepts a higher percentage of applicants with dependent children, at 67% compared with 59% nationally.

2. Bradford accepts only half the national number of households with a pregnant woman at 6% compared to 12% nationally.
3. The number of households fleeing violence is nearly 3 times higher nationally at 32%, compared to only 12% in Bradford. This may be due to differences in recording.

Table 29. Reasons for Loss of Accommodation.

	BRADFORD		ENGLAND	
	Number	%	Number	%
Parents no Longer Willing	81	10	14,470	23
Relatives/Friends no Longer Willing	142	17	8,320	13
Violent Relationship Breakdown	162	19	7,850	12
Non Violent Relationship Breakdown	35	4	3,680	6
Mortgage Arrears	26	3	2,280	4
Rent Arrears – All Tenancies	23	3	1,550	2
Termination of Assured Tenancy	133	16	9,780	15
Other Reasons for Loss of Rented Accommodation	48	6	3,310	5
Other	187	22	11,940	19
GRAND TOTAL	837		63,170	

1. Bradford accepted more than half the number of households whose parents were no longer willing to accommodate at 10% compared to 23% nationally. This can be explained by the work Incommunitites undertakes to mediate with parents after a breakdown.
2. Violent relationship breakdowns are over a third higher in Bradford with 19% of cases, compared to 12% nationally.

Table 30. Bradford's Figures Compared to Other Similar Sized LA's and LSVT's.

	ACCEPTED		INTENTIONAL HOMELESS		NON PRIORITY		NOT HOMELESS		TOTAL
	CASES	%	CASES	%	CASES	%	CASES	%	CASES
Bradford	837	40	92	4	258	12	893	43	2080
Walsall	196	55	12	3	3	1	145	41	356
Coventry ¹	571	47	88	7	165	14	389	32	1213
Sunderland	418	67	45	7	17	3	144	23	624
Manchester ²	892	51	248	14	316	18	304	17	1760
Leeds	1142	34	77	2	614	18	1563	46	3396
Wakefield	136	42	23	7	114	35	54	17	327

¹ only 3 returns submitted to CLG, so total figures divided by 3 and multiplied by 4 for likely totals.

² only 2 returns submitted to CLG, so figure doubled for likely totals.

7. BEST VALUE PERFORMANCE INDICATORS

BCHT/Incommunities' Housing Advice Service has to report on 5 BVPIs in accordance with CLG regulations.

These are:

- BV183a – The average length of stay in Bed and Breakfast accommodation for households that are unintentionally homeless and in priority need – in weeks. To include households where there are dependent children or a pregnant woman.
- BV183b – The average length of stay in Hostel accommodation for households that are unintentionally homeless and in priority need – in weeks. To include households where there are dependent children or a pregnant woman.
- BV203 – The percentage change in the number of families placed in temporary accommodation.
- BV213 – Preventing Homelessness. The number of households who considered themselves as homeless, who approach the housing advice service, and for whom housing advice casework intervention resolved their situation.
- BV214 – Repeat Homelessness. Proportion of households accepted as statutorily homeless by the same authority within the last two years.

Table 31. BVPIs

	2007/2008 Results	2007/2008 Target
BV183a – number of weeks	.89	.5 (of a week)
BV183b – number of weeks	6.9	7 weeks
BV203 - %age change	+32.65%	No change
BV213 – number of households	9.69%	6%
BV214 – %age of accepted households	1.3%	3.5%