ANNUAL LETTINGS PLAN 2017/18

HARINGEY ANNUAL LETTINGS PLAN

2017/18

1. Summary

1.1 The purpose of this report is to provide a briefing on projections for lettings for social housing within Haringey for 2017-18 and to propose a Lettings Plan that seeks to meet our commitments and local priorities.

1.2 The Housing Allocations Policy has been subject to a recent review and the Lettings Plan seeks to meet the aims of that review and to ensure that all lettings are fairly and effectively targeted to those most in need of social housing. The Plan also looks to address some of the ‘move on issues’ that emerged in the supported housing review.

1.3 The Lettings Plan focus is on the anticipated 490 lets we expect to make to general needs accommodation, provided by both the local authority and registered providers. We also anticipate making approximately 125 lets to sheltered accommodation in 2017/18, which are subject to a separate nominations process and are not included for the purpose of this paper.

2. Background

2.1 The allocation of housing is governed by part 6 of the Housing Act 1996. Housing authorities are required to have an allocations scheme which must give ‘reasonable preference’ to certain groups of people. These include:

- People who are homeless
- Those living in insanitary or overcrowded housing, or otherwise unsatisfactory housing conditions.
- Those who need to move on medical or welfare grounds
- Those who need to move to a particular locality within the district where it would cause hardship if they were unable to do so.

2.2 This annual Lettings Plan provides an overview of the projected lettings to each group of applicants on our housing list and is based on the anticipated supply of properties we believe may become available. In making our projections, we have used data such as past lettings, the potential new supply of properties, planned future activity, such as decanting residents from regeneration areas and unplanned activity, such as losing stock from the sale of Council homes.

2.3 Demand pressures are acute, with the numbers of households in temporary accommodation at 3,158 at 31 March 2017. Further, the gap between the demand for social housing and the available supply continues to increase. The current level of unmet demand in the borough is exemplified by 9220 households on the waiting list, at 31 March 2017. 57% of these households (5271) are in Band C and will not secure social housing unless we are unable to let to households from Bands A and B, which is highly unlikely.

2.4 The fall in the number of lettings has been stark and historically saw falls of between 10% an 18% a year before stabilising in 2016-17.

3. Lettings outturn 2016/17

3.1 A detailed summary of the lettings made in 2016/17 is included in Appendix 1. There have been 522 lets. Whilst 563 lettings had been projected, there was a small shortfall of around 14 units of some new-build schemes, which will come into fruition in 2017-18 and a lower than anticipated level of permanent relets as properties that became vacant on regeneration sites were let as temporary accommodation.

3.2 An Equalities Analysis is included in Appendix 3. This summarises the lettings activity by key equalities strands. As in previous years, the majority of lets were made to either of the following groups:

- Single young adults with vulnerabilities
- Females of working age with children

3.3 In terms of ethnicity, just over 36% of households who obtained social housing described themselves as Black African, Black British and Black Caribbean.

3.4 The above is reflective of our Allocations Policy which is in turn reflective of the housing priorities set by legislation. It is therefore not felt that our allocations policy or lettings outturn treats certain groups unfavourably.

4. Lettings Projections 2017/18.

4.1 The proposed lettings plan for 2017/18 is detailed in Appendix 2.

4.2 Previous years saw a steady decline of lets, averaging around 12%, although this trend was not experienced in 2016/17.

4.3 It is envisaged that there will be a similar amount of lets in 2017/18 as achieved this year. This is because the projected new-build property pipeline is broadly similar in numbers to that achieved in 2016/17.

4.4 Nonetheless, an element of caution should still be built into the plan and allowing for potential stock loss through sales and other disposals, we have assumed that there may be a decline in lets of around 6%. Further, given the lack of fluidity from existing tenants moving, the amount of properties available for letting is likely to remain relatively low.

4.5 The projected outturn for 2017/18 is for 490 general needs lets, and is summarised below in comparison to 2016/17:

Annual Lets	2016/17	2017/18 (projection)
General Needs lets	522	490

4.6 It is envisaged that the number of lettings to go to Band A applicants in 2017/18 will remain high to reflect the inclusion of households we need to decant as part of our regeneration schemes and, with the new Allocations Policy, are now likely to have their award date for banding backdated to their tenancy date. We expect to re-house 60 such tenants during 2017/18.

4.7 In addition we are committed to a number of quotas that are awarded band A priority. Some reflect local priorities (Care Leavers, Housing First, Learning Disability and Complex Needs move-on) and the level set reflects identified need. The quotas have been revised this year to support the findings of the supported housing review.

4.8 There are also national schemes that require us to make a set number of lets available and so we set specific quotas for Housing Moves, Right to Move and Armed forces lets though these tend to be underutilised. We also set aside a limited number of lets initiatives such as the National Witness Protection Scheme and DV moves.

4.9 The Council and Homes for Haringey are taking positive steps to maximise the number of under-occupiers moving from their existing accommodation. The Lettings Plan anticipates an increase to 30 such lets in 2017/18 and we will aim to exceed this number as any property freed up will then be available for a larger household. The target is to achieve a total of 80 under occupation moves, although not all will be to general needs social housing.

4.10 We anticipate that around 64.5% of our lettings will go to Band A households, although it is likely that the full quotas will not be required in all categories as in 2016/17. This will allow more scope to house other priority groups, such as homeless households and under occupiers and to increase capacity to use additional 1 bedroom properties for temporary accommodation, thus alleviating cost pressures.

4.11 In previous years the service has been set a target to make 70% of general needs lets (excluding transfers) to homeless households to support the reduction in numbers of households living in temporary accommodation. In 2016-17, nearly 62% of general needs lets went to homeless households.

4.12 Whilst the attached projections suggest that only 33.5% of lettings will go to homeless households, this assumes the full complement of quotas will be realised, that the decanting of Love Lane will result in 60 moves and that other Band A households will bid for priority moves. Whilst we need to build this into our assumptions, we should also recognise that these estimates illustrate the most that we can expect to achieve in housing Band A applicants. Appendix 1 demonstrates that the Band A lettings fell short of projections in 2016/17.

4.13 It may therefore be that a higher proportion of general needs lettings will go to homeless households in 2017/18 than the plan suggests, possibly of around 45-50%, although it would be prudent not to build this into our assumptions.

5. Anticipated impacts on the Lettings Plan.

5.1 By far the biggest challenge continues to be pressures in relation to homelessness demand. The impact of welfare reform continues and there is a continued rise in homelessness from households losing their private sector tenancy.

5.2 The buoyancy of the private rented sector market remains and procuring such properties continues to present challenges as landlords can obtain higher rents by letting to the professional market, or sell their property to realise their asset. Not only has this contributed to the rise in homelessness, it has also created challenges in accessing that market for either offers of accommodation to homeless households in that sector, or securing new temporary accommodation.

5.3 In recognising these challenges, the new allocations policy includes provision to let up to 100 one bedroom properties, which become available, as temporary accommodation in order to relieve temporary accommodation supply and cost pressures. This in itself will mean that fewer permanent lets of one bedroom properties will go to homeless households. There were 96 such lets last year, nearly three quarters of which were to Council properties, with the remainder to accommodation supplied by Registered Providers.

5.4 The Occupancy Management service is currently prioritising homeless households who require a one bedroom property for a move. We aim to re-house most applicants within 12 months. Once significant headway is achieved in this process then one bedroom properties can be released to use as temporary accommodation.

5.5 The Homeless Reduction Bill is due to receive Royal Assent and is likely to come into force from April 2018. It is anticipated that the number of households approaching for assistance will increase by 50%. These figures are based on the experience of the prevention initiatives in Wales with the added burden that households who are homeless or at risk of homelessness can be referred to housing authorities by any public service professional.

5.6 The decanting of the Love Lane estate continues and will impact on the profile of Band A. Discussions with the Regeneration team confirm that we expect to re-house 60 households during 2017/18. At this stage, however, the Plan only takes into account Love Lane decants rather than broader regeneration decant needs and will need to be adjusted if further decants need to take place this year.

5.7 We need to make properties available for schemes that the Council is committed to; for example the move-on and care-leaver quotas. The move-on quotas are important as they operate to divert applicants away from having to make a homeless application and move into temporary accommodation.

5.8 If the commitments outlined in the plan are fully utilised, the number of lets to homeless households is anticipated to fall to around 33.5%, subject to the comments in paragraphs 4.10 and 4.11. In addition, intensive efforts to ensure move-on from temporary accommodation is a priority and positive outcomes will follow.

APPENDIX 1 – LETTINGS OUTTURN FOR 2016/17

Lettings plan category	0 beds	1 bed	2 beds	3 beds	4+ beds	Total	Number assigned/ projected	Projected vs actual
Total General Needs Lets	6	216	179	92	29	522	563*	-41
Band A	**3**	**120**	**42**	**23**	**4**	**192**	**312**	**-120**
Permanent decants - regen		13	13	14	1	41	60	-19
Move on - care Leavers	1	49	6			56	66	-10
Under occupiers		16	5			21	24	-3
Move on – supported Housing		20				20	50	-30
Temporary decant		3	2	3	1	9	15	-6
Permanent decants		3	2	1		6	6	-
Succession/Grant of tenancy		9	2			11	7	+4
Housing Moves		1	3			4	36	-32
Management transfers		4	2			6	8	-2
Overriding interest cases						0	6	-6
Releasing specially adapted home		1				1	0	+1
Critical medical/welfare			5		1	6	5	+1
Overriding interest cases – MAPPA						0	3	-3
Homeless applicants in 'severe need'	1		1	2		4	3	+1
Cases with two or more housing needs in Band B				3	1	4	2	+2
Armed Forces quota	1	2				3	5	-2
Critical safeguarding						0	1	-1
Retiring service tenants						0	1	-1
Prohibition Order						0	1	-1
Housing first						0	5	-5
National Witness Mobility Scheme						0	1	-1
Pan London/North London DV Scheme			1			1	1	0
Pan London Safe & Secure						0	1	-1
Right to Move						0	5	-5
Band B	**2**	**96**	**137**	**69**	**25**	**329**	**251**	**+78**
Approved Homeless households	2	91	133	67	25	318	242	+76
Serious medical/welfare		4	2	2		8	5	+3
Severely overcrowded tenants		1	2			3	4	-1
Band C	**1**					**1**	**0**	**+1**

* *Projected figure included all planned new build and acquisitions*

APPENDIX 2 - PROJECTED LETTINGS 2017/18

Lettings plan category	0 beds	1 bed	2 beds	3 beds	4+ beds	Total	% Total (rounded)
Total Anticipated General Needs Lets	**5**	**221**	**162**	**83**	**19**	**490**	**100%**
Band A	**5**	**190**	**72**	**24**	**5**	**296**	**60.4%**
Permanent decants - Love Lane regeneration		31	22	6	1	**60**	12.2%
Move on quota – Care Leavers		60	6			**66**	13.4%
Under occupiers		18	12			**30**	6.1%
Move-on quota - LD		10				**10**	2%
Move on quota – Complex Needs	5	15				**20**	4%
Temporary decant			3	3		**6**	1.2%
Permanent decants		4	3	2	1	**10**	2%
Succession/Grant of tenancy		6	2			**8**	1.6%
Housing Moves		17	12	7		**36**	7.3%
Management transfers		4	3			**7**	1.4%
Overriding interest cases		1	1	1	1	**4**	0.8%
Critical medical/welfare		1	4	2		**7**	1.4%
Housing First		10				**10**	2%
Right to move		4				**4**	0.8%
Armed Forces quota		4				**4**	0.8%
Overriding interest cases - MAPPA		3				**3**	0.6%
Homeless applicants in ‘severe need’			1	2		**3**	0.6%
Cases with two or more housing needs in Band B				1	1	**2**	0.4%
Critical safeguarding			1			**1**	0.2%
Prohibition Order			1			**1**	0.2%
Retiring service tenants			1			**1**	0.2%
National Witness Scheme		1				**1**	0.2%
Pan- London DV scheme					1	**1**	0.2%
London Gang Exit		1				**1**	0.2%
Band B		**21**	**90**	**59**	**14**	**184**	**37.6%**
Approved Homeless households**		10	85	56	13	**164**	33.5%
Serious medical/welfare		1	3	2	1	**7**	1.4%
Severely overcrowded			2	1		**3**	0.6%
Used as Temporary Accommodation**		**10**					**2%**

*** Any one bed properties that are available due to the under utilisation of quotas will be used to house homeless households or as temporary accommodation.*

APPENDIX 3 – EQUALITIES ANALYSIS of LETTINGS IN 2016/17

Haringey LONDON

ETHNICITY	Bedrooms 0	1	2	3	4	5	Total	Total
Any Other Ethnic Group		17	9	11	1		38	7.3%
Bangladeshi/UK Bangladeshi		2	5	3	1		11	2.1%
Black African	2	39	27	23	10	2	103	19.7%
Black British		21	8	1			30	5.7%
Black Caribbean	1	21	26	8	1		57	10.9%
Black Caribbean and White		5	7	2			14	2.7%
British Asian		4	1				5	1.0%
Chinese		1	2				3	0.6%
East African Asian		1		1			2	0.4%
Indian or UK Indian		2	1				3	0.6%
Mixed Asian and White			1				1	0.2%
Mixed Black		3					3	0.6%
Mixed Black African/White		3	1				4	0.8%
Mixed Other		3					3	0.6%
No Response		6	3	1			10	1.9%
Other Asian		5	8	1			14	2.7%
Other Black		1		1	1		3	0.6%
Other White		7	8	3	1		19	3.6%
Other White European	1	12	13	10			36	6.9%
Pakistani / UK Pakistani				1	1		2	0.4%
Refused		6					6	1.1%
Unknown (data take on)		4	3		3		10	1.9%
White British	2	37	17	5	1		62	11.9%
White Greek Cypriot		4	2				6	1.1%
White Irish		4	1				5	1.0%
White Kurdish		1	14	8	3		26	5.0%
White Turkish		4	16	9	4		33	6.3%
White Turkish Cypriot		3	6	4			13	2.5%
Total	**6**	**216**	**119**	**92**	**27**	**2**	**522**	**100%**

AGE GROUP	Bedrooms 0	1	2	3	4	5	Total	Total
18-24	1	69	13				83	15.9%
25-44	2	93	114	46	20	1	276	52.9%
45-63	3	52	45	43	5	1	149	28.5%
64+		2	7	3	2		14	2.7%
Total	**6**	**216**	**119**	**92**	**27**	**2**	**522**	**100%**

GENDER	Bedrooms 0	1	2	3	4	5	Total	Total
Female	3	115	147	65	19	2	353	67.6%
Male	3	99	32	27	8		169	32.4%
Total	**6**	**216**	**119**	**92**	**27**	**2**	**522**	**100%**