

Report Title	Annual Lettings Plan 2021-22
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Purpose

1. The Annual Lettings Plan outlines projections for lettings to social housing within Haringey for 2021/22; focusing on lettings for general needs housing, both for Council stock and properties supplied by Registered Housing Providers. Lettings to sheltered accommodation are subject to a separate nominations process and are not included for the purpose of this report.
2. The Plan recognises the trend of fewer people leaving their secure or assured social tenancy, thus not creating as many properties to relet. It also takes account for disposals, such as tenants exercising their right-to-buy. There was a loss of 60 properties in 2020-21 as a result of sales.
3. Two blocks on Broadwater Farm have been removed from our stock and any stock loss will result in fewer lets.
4. The effect of the Pandemic has further impacted on Lettings. This will be outlined within this report.
5. Whilst the trend has been one of fewer lets, 2021-22 will see some fantastic opportunities, which are recognised in this Plan. The Council embarked on an ambitious Council Housing Delivery Programme in 2018, and this year a number of developments are projected to complete, providing brand new Council homes to be let. This is very exciting and will result in more lets going to our residents who are most in housing need.
6. The Lettings Plan currently anticipates 474 lets for 2021-22 to general needs accommodation, provided by both the local authority and registered providers. This is detailed in Appendix 2.
7. This compares to 320 properties let in 2020/21, outlined in Appendix 1.

Background

8. The allocation of housing is governed by Part VI of the Housing Act 1996, as amended. 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.
9. In line with the Council's Allocations Policy, the 2021/22 Annual Lettings Plan ensures that those most in housing need will continue to be targeted for re-

housing and details projected lettings to each group of applicants on our housing list based on the anticipated supply of properties we expect to become available.

10. In making our projections, we have used data including past lettings, the potential new supply of properties, planned future activity, such as re-housing residents from regeneration areas and unplanned activity, such as losing stock from the sale of Council homes. It further allows for re-letting properties vacated by tenants. This has resulted in a projection of 474 lets.
11. This is built on a significant new supply of homes, chiefly with new Council properties but we are also anticipating new Housing Association supply.
12. These are tremendous opportunities and the Lettings Plan seeks to use this opportunity to start meeting the significant needs of households in our highest priority banding, Band A.
13. The level of unmet demand in the borough shows over 11,700 households on the waiting list. Most households are in Band C (just over 8,000), who now account for over 68% of the waiting list. Whilst we are required to grant them reasonable preference for housing, they will not secure social housing unless we are unable to let properties to higher priority Band A and Band B households, which is highly unlikely.
14. The number of households in Band A rose from 558 to 611. 61% require a one-bedroom property.
15. An extensive exercise to review Band A households has commenced in order to establish a profile of those in the most severe housing need, particularly of people who require an adapted or level access property. This is planned to inform the new build programme.
16. This exercise has been extended to include Band B households where there is a known or declared medical need is known.
17. The number of households in temporary accommodation saw a fall from 3,023 at 31 March 2020 to 2922 at the end of March 2021. This marks success, given the “Everyone In” placement of single people in commercial hotels to whom we would not ordinarily owe a housing duty. Excluding this cohort, there were 2766 households in temporary accommodation at year end.
18. New statutory homeless placements into temporary accommodation are at reduced levels, which demonstrates both the effectiveness of homelessness prevention activities and also the impact of the eviction moratorium. There are anticipated increases in 2021-22 with the end of the moratorium and the longer-term effects of the Pandemic on household finances.

19. The number of social lets going to homeless households is anticipated to be 170 in 2021-22, including Band A homeless households in severe need. This represents a small increase with 2020/21 but there will be a focus for the new supply of properties to be prioritised for households in Band A, whilst also accounting for the Neighbourhood Moves Scheme. The Neighbourhood Moves Scheme prioritises newly built Council homes for existing Council tenants who live nearby. Since tenants are required to free up their existing home to be let, this has a neutral effect on the number of lets to the wider housing register.
20. We remain committed in ensuring that our most vulnerable groups are diverted from requiring temporary accommodation. We will ensure that up to 66 people leaving care will be re-housed through the Care Leaver Move-On quota and that provision continues to be made for vulnerable adults and people with learning difficulties.

Lettings Review 2020-21

21. The start of 2020/21 saw both the Council and Homes for Haringey plunged into providing a rapid and highly responsive service due to the Covid pandemic, with the focus of “Everyone In”.
22. The usual Lettings process of Choice Based Lettings, where households bid for properties was suspended for most of the first quarter. This was due to works being slowed, viewing arrangements being adjusted and the recognition that some households were shielding and others were unlikely to move. Households were targeted for direct lets and prioritised:
 - Urgent permanent moves, e.g. management transfers due to violence
 - Resolving our current tenants in emergency accommodation if they cannot return to their own home.
 - Some quota moves to support Social Care
 - Decants from blocks where we needed to move people for safety.
 - Other priority (Band A) moves
 - Direct lets to homeless (although rarely used except for 1 beds) if people were likely to have obtained an offer and were being prioritised for a move.
23. With the easing of restrictions, supply increased from a very low mid-year position, Choice Based Lettings resumed and 357 lets were projected. Final lettings figures fell 10% short of this target.
24. 320 lets were achieved in 2020/21. A detailed summary is included in Appendix 1. The breakdown of these lets were:
 - 4 X studio flats, against a projection of 8
 - 163 X 1-bedroom properties, against a projection of 166
 - 92 X 2-bedroom properties, against a projection of 106
 - 49 X 3-bedroom properties, against a projection of 62
 - 10 X 4-bedroom or larger properties, against a projection of 15.

25. There were 162 lets to homeless in 2020/21. This represents 50.6%,
26. An Equalities Analysis is included in Appendix 3. This summarises the lettings activity by key equality strands. As in previous years, the majority of lets were made to the following groups:
 - Females of working age with children
 - Single young adults with vulnerabilities.
27. 43% of households who obtained social housing described themselves as Black African, Black British and Black Caribbean, an increase from 39% and also on previous years. This trend will continue to be closely monitored.
28. Whilst the aim was to let 67.4% of properties to Band A households. In the event, the proportion achieved was 47.5%.
29. This year's Plan remains cautious in our projections of the amount of properties likely to be let to homeless households, anticipating 170 such lets. We need to ensure that properties that become available are effectively targeted at households in greatest need, our Band A priority households. We will also maintain our commitment through our quotas for care leavers and for people with complex needs and people with learning difficulties.

The Annual Lettings Plan 2021/22 and new opportunities

30. A detailed breakdown of planned lettings is included in Appendix 2.
31. We anticipate that 474 lets will be achieved.
32. We expect to be able to meet our Band A quota obligations and if these are all fulfilled, 63.1% of all lets projected will go to Band A applicants; with little detriment to homeless households.
33. This will mean that a third of lets will be let to Band B households, primarily to homeless households. This may well rise, should some quotas in Band A not be fulfilled.
34. In terms of projected lettings to Band A households, we have retained the move-on quotas for care leavers, those with complex needs, Housing First and people with learning disabilities.
35. We anticipate these to be met, particularly as some single people assisted through the pandemic have already been identified for these quotas.
36. Whilst we did not utilise the pan-London Housing Moves quota (5% of anticipated lets), we are required to make provision for this. Similarly, moves through pan London reciprocal arrangements have not materialised however there have been conversations with some other London boroughs in order for local reciprocal arrangements to be made.

37. Given the extreme pressures in 2020/21, the number of lets going to under-occupiers was low. However, we expect to let to 20 under-occupiers, as they will be prioritised for Neighbourhood Moves Schemes and are likely to bid for new build properties. Further, work continues to identify and target households affected by the spare room subsidy (bedroom tax). Further opportunities will be explored to encourage take up of the scheme.
38. Management transfers will be prioritised and we will seek to increase the number of lets from 25 to 58 to alleviate some of the difficult situations that we know need to be addressed. This in turn will release a resultant property that can be used for another household in housing need.
39. We also expect to increase the number of moves to households who have a critical medical or welfare need and the new build plan will be key in helping this happen.
40. Whilst there is a significant provision for temporary and permanent decants due to disrepair, these cases will be reviewed to establish whether that need remains.
41. Any shortfall in lettings to households in Bands A will help bolster the amount of properties let to homeless households and ensure that numbers in temporary accommodation reduce. This will also be applied to alleviate homelessness for over 50s by separately moving them to sheltered and good neighbour schemes.
42. Should a shortfall exist for households requiring studios or one bedroom properties in our general needs stock, provision may also be made to relieve some of the severe overcrowding that exists by utilising some units to support the splitting of households by offering accommodation to adult family members. This is designed to help prevent problems within that overcrowded household from escalating; whether these are social challenges or disrepair. Whilst not included in the plan itself, it is something that has been discussed with Tenant and Resident groups and can be operated within the existing Allocations Policy.
43. The 2021/22 Lettings Plan will be reviewed. Trends will be examined with recommendations for any required corrective action.

Appendix 1 – Lettings Outturn 2020-21

Lettings plan category	0 Beds	1 beds	2 beds	3 beds	4+ beds	Total lets	Difference	% Total (rounded)
TOTAL ANTICIPATED LETS	8	166	106	62	15	357		
Of which projected Band A lets	7	151	51	24	7	240		67.4%
Actual Band A lets	3	102	29	15	3	152		47.5%
Perm decants – regen schemes	-	2	1	-	-	3	-6	0.9%
Perm decants – Love Lane l'hold swap	-	-	-	-	-	-	-1	0%
Permanent decants (repair)	-	13	1	1	-	15	0	4.7%
Move on - care Leavers	2	43	3	-	-	48	-18	15%
Move on – complex needs	-	6	-	-	-	6	-14	1.8%
Move-on – LD	-	1	-	-	-	1	-9	0.3%
Housing First	-	3	-	-	-	3	-7	0.9%
Temporary decant	-	4	4	2	-	10	+3	3.1%
Succession/Grant of tenancy	-	11	2	-	-	13	-1	4.1%
Housing Moves	-	-	-	-	-	-	-15	0%
Management transfers	1	10	10	2	2	25	0	7.8%
Under occupiers	-	3	3	2	-	8	-12	2.5%
Overriding interest cases	-	1	1	1	1	4	+2	1.3%
Critical medical/welfare	-	3	2	4	-	9	-1	2.8%
Overriding interest – MAPPA	-	-	-	-	-	-	-1	0%
Homeless in severe need	-	1	1	1	-	3	-2	0.9%
Two or more needs in Band B	-	-	-	1	-	1	-3	0.3%
Armed Forces quota	-	-	-	-	-	-	-1	0%
Critical safeguarding	-	-	1	1	-	2	+1	0.6%
Retiring service tenants	-	-	-	-	-	-	0	0%
Pan London Reciprocal Scheme	-	1	-	-	-	1	-2	0.3%
Right to Move	-	-	-	-	-	-	-1	0%
Band B Anticipated lets	1	15	55	38	8	117		32.6%
Band B actual lets	1	61	65	34	7	168	+51	52.5%
Approved Homeless households	1	56	63	32	7	159	+49	49.7%
Serious medical/welfare	-	5	2	1	-	8	+3	2.5%
Severely overcrowded tenants	-	-	-	-	-	1	-1	0.3%
TOTAL LETS	4	163	92	49	10	320	-37	

Appendix 2 – Full year projected lettings 2021/22

Lettings plan category	0 Beds	1 beds	2 beds	3 beds	4+ beds	Total	% Total (rounded)
TOTAL ANTICIPATED LETS	8	210	162	76	18	474	
Band A anticipated lets	5	176	74	35	9	299	63.1%
Move on quota – Care Leavers		60	6			66	14%
Move on quota – Complex Needs	5	15				20	4.2%
Move-on quota – LD		10				10	2.1%
Perm decants - Love Lane regen		3	1			4	0.8%
Perm decants – BWF second move			3	1	1	5	1%
Permanent decants – Love Lane leaseholder swap				1		1	0.2%
Permanent decants (repair)		8	4	2	1	15	3.2%
Critical medical/welfare		4	3	3	2	12	2.5%
Overriding interest cases			1	1		2	0.4%
Homeless applicants in ‘severe need’			3	3	1	7	1.5%
Overriding interest cases – MAPPA		1				1	0.2%
Cases with two or more housing needs in Band B			2	2	1	5	1%
Critical safeguarding		2				2	0.4%
Succession/Grant of tenancy		12	5	1		18	3.8%
Retiring service tenants		1	1	1		3	0.6%
Temporary decant		10	4	2	2	18	3.8%
Management transfers		23	22	12	1	58	12.3%
Under occupiers		6	12	2		20	4.2%
Housing First		10				10	2.1%
Housing Moves		8	5	3		16	3.4%
Right to move		1				1	0.2%
Armed Forces quota		1				1	0.2%
Pan London Reciprocal		1	2	1		4	0.8%
Band B	3	34	88	41	9	175	36.9%
Approved Homeless households	3	32	83	38	7	163	34.4%
Serious medical/welfare		2	2	1		5	1%
Severely overcrowded			3	2	2	7	1.5%

Appendix 3 Equalities data – Lettings outturn 2020/21

No. and % of general needs lets by ethnicity

	Bedsits		1 beds		2 beds		3 beds		4 beds		5 beds		Total	
Any Other Ethnic Group	-	-	13	8%	7	8%	4	8%	-	-	-	-	25	8%
Bangladeshi/UK Bangladeshi	-	-	-	-	3	3%	2	4%	-	-	1	33%	6	2%
Black African	1	25%	32	2-%	17	18%	14	29%	4	57%	-	-	69	22%
Black British	-	-	9	6%	6	7%	1	2%	-	-	1	33%	17	5%
Black Caribbean	-	-	27	17%	16	17%	8	16%	-	-	1	33%	52	16%
Black Caribbean and White	-	-	2	1%	5	5%	-	-	-	-	-	-	7	2%
East African Asian	-	-	1	1%	-	-	-	-	-	-	-	-	1	0%
Indian or UK Indian	-	-	-	-	1	1%	-	-	-	-	-	-	1	0%
Mixed Black	-	-	2	1%	-	-	-	-	-	-	-	-	2	1%
Mixed Other	-	-	2	1%	-	-	-	-	-	-	-	-	2	1%
No Response	-	-	3	2%	1	1%	-	-	-	-	-	-	4	1%
Other Asian	-	-	1	1%	2	2%	-	-	1	14%	-	-	4	1%
Other Black	-	-	-	-	1	1%	1	2%	-	-	-	-	3	1%
Other Ethnic Group Arab	-	-	1	1%	-	-	1	2%	-	-	-	-	2	1%
Other White	-	-	4	2%	3	3%	-	-	1	14%	-	-	8	3%
Other White European	-	-	12	7%	3	3%	5	1-%	1	14%	-	-	21	7%
Pakistani / UK Pakistani	-	-	1	1%	1	1%	-	-	-	-	-	-	2	1%
Refused	-	-	4	2%	2	2%	-	-	-	-	-	-	6	2%
Unknown (data take on)	1	25%	14	9%	1	1%	1	2%	-	-	-	-	17	5%
White British	1	25%	20	12%	13	14%	3	6%	-	-	-	-	37	12%
White Greek Cypriot	-	-	2	1%	2	2%	1	2%	-	-	-	-	5	2%
White Irish	-	-	2	1%	-	-	-	-	-	-	-	-	2	1%
White Kurdish	-	-	4	2%	2	2%	3	6%	-	-	-	-	9	3%
White Turkish	1	25%	4	2%	3	3%	4	8%	-	-	-	-	12	4%
White Turkish Cypriot	-	-	2	1%	3	3%	1	2%	-	-	-	-	6	2%
Total	4	100%	162	100%	92	100%	49	100%	7	100%	3	100%	320	100%

No. and % of general needs lets by gender

	Bedsits		1 beds		2 beds		3 beds		4 beds		5 beds		Total	
Female	2	5-	68	42%	76	83%	41	84%	5	71%	1	33%	196	61%
Male	2	5-	94	58%	16	17%	8	16%	2	29%	2	67%	124	39%
Total	4	100%	162	100%	92	100%	49	100%	7	100%	3	100%	32-	100%

No. and % of general needs lets by age group

	Bedsits		1 beds		2 beds		3 beds		4 beds		5 beds		Total	
18-24	2	5-	46	28%	5	5%	1	2%	-	-	-	-	55	17%
25-44	2	5-	55	34%	49	53%	27	55%	3	43%	2	67%	14-	44%
45-63	-	-	45	28%	33	36%	2-	41%	4	57%	1	33%	1-3	32%
64+	-	-	16	1-	5	5%	1	2%	-	-	-	-	22	7%
Total	4	100%	162	100%	92	100%	49	100%	7	100%	3	100%	32-	100%