

Purpose

1. The Lettings Plan outlines projections for lettings to social housing within Haringey for 2022-23; 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 process and are not included for the purpose of this report.
2. The immense opportunities of new developments across the borough means that this year, we expect far more homes to be let than in recent years.
3. This impact will also result in more homes becoming available as existing tenants move to the new homes being built. This, in turn, is likely to mean that people who need homes the most will be re-housed, including families in temporary accommodation who have been on the housing list for a long time.
4. There has been a trend of fewer people leaving their secure or assured social tenancy through moves to existing housing stock though we expect the new opportunities to partly offset this trend.
5. The Plan further recognises that there have been some disposals of property, such as tenants exercising their right-to-buy and the loss of some stock on Broadwater Farm and Love Lane estate. This may limit some movement.
6. Work has commenced on a further block on Broadwater Farm to identify households who may need to be housed, subject to a Cabinet decision in June. Once a decision has been made then the Plan will be updated as there are potentially a further 20 households who may need to be housed, the majority appearing to require 1 bedroom properties.
7. Whilst the trend in previous years has been one of fewer lets, the impact of the fantastic opportunities of new housing cannot be understated. The ambitious Council Housing Delivery Programme which commenced in 2018 will this year see a number of developments completed, providing brand new Council homes to be let.
8. The Lettings Plan currently anticipates 639 lets for 2022-23 to general needs accommodation, provided by both the local authority and registered providers. This is detailed in Appendix 1 and is nearly twice the 325 properties let in 2021-22.

Background

9. 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.

10. In line with the Council's Allocations Policy, the 2022-23 Lettings Plan ensures that those most in housing need will continue to be targeted for re-housing. The Plan details projected lettings to each group of applicants on our housing list based on the anticipated supply of properties we expect to become available.
11. 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 639 lets.
12. This is built on a significant new supply of homes, chiefly with new Council properties but we are also anticipating new Housing Association supply.

	Studios	1 bed	2 bed	3 bed	4 bed+	Total
Council new build		62	106	40	6	214
Council new build from 2020-21		21	17	13		51
Housing Association new build (inc from 20-21 programme)		18	37	30	5	90
Projected movement creating new voids	4	72	19	20	4	119
Current empty properties	4	81	44	34	2	165
Total	8	254	223	137	17	639

13. 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.
14. The level of unmet demand in the borough shows over 11,900 households on the waiting list. Most households are in Band C (nearly 8,300), who now account for nearly 70% 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.
15. The number of households in Band A has risen from 611 to 697. Of these, 65% require a one bedroom property and a quarter of these are under-occupiers. New targeted work will focus on these households.

16. The review of Band A households continues in order to establish a clear 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 and bespoke housing programme.
17. This exercise has been extended to include Band B households where there is a known or declared medical need is known.
18. The number of households in temporary accommodation has seen a fall to under 2600; the lowest number for many years. As well as effective prevention work, there were 117 lets to homeless households in general needs accommodation and over 100 lets to private sector tenancies as we housed homeless households by providing settled accommodation in the private sector.
19. The number of social lets going to homeless households is anticipated to be 242 in 2022-23, including Band A homeless households in severe need. This will contribute to a significant reduction in numbers of households in Temporary Accommodation; although the waiting times remain very long and we will continue to meet our duties through making offers in the private rented sector.
20. The number of lets represents a significant increase on 2021-22 but there will also 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, which prioritises newly built Council homes for existing Council tenants who live nearby.
21. We remain committed in ensuring that our most vulnerable groups are diverted from requiring temporary accommodation in our Band A priority housing group. We will ensure that up to 51 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.

The Lettings Plan 2021/22 and our new opportunities

22. A detailed breakdown of planned lettings is included in Appendix 1.
23. We anticipate that 639 lets will be achieved.
24. We expect to be able to meet our Band A quota obligations and if these are all fulfilled, nearly 50% of all lets projected will go to Band A applicants; with little detriment to homeless households.
25. Just under 44% will be let to Band B households, primarily to homeless households. This may rise, should some quotas in Band A not be fulfilled.

One bedroom properties

26. We expect a large number of one bedroom properties to become available.
27. We have retained the move-on quotas for care leavers, those with complex needs, Housing First and people with learning disabilities.
28. Based on previous years, the projection for people leaving care has reduced from 60 people requiring one bedroom accommodation to 45. This will in no way compromise our absolute commitment to ensuring that care leavers do not face homelessness but reflects what we expect to happen. The two bedroom quota will remain unchanged.
29. We expect to increase the number of lets we expect to make to adults with complex needs as more pathways open up to ensure that the most vulnerable adults are provided with appropriate housing. This projection is now 40. This also allows for people being housed from some de-commissioned schemes as well as from other pathways including mental health.
30. Whilst the quota for adults with Learning Disabilities was not utilised last year, we will retain the quota and look to work across services to maximise the potential for social lets.
31. We expect to make significant reductions in the amount of single people in temporary accommodation. The newly-restructured Lettings Team will employ a member of staff to focus solely on this work and we expect an officer to be in post by August.

Other opportunities

32. Moves through pan London reciprocal arrangements have been limited but we are already identifying properties for the scheme to offer other boroughs. This will help when we need to move people out of Haringey for reasons of personal safety.
33. Further, the North London Reciprocal scheme has been set up again to primarily assist moves for people experiencing domestic abuse.
34. Reciprocal arrangements have been explored with a range of other boroughs outside these areas and we will continue to progress this.
35. We expect further lets to 30 under-occupiers, as they will be prioritised for Neighbourhood Moves Schemes and are likely to bid for new build properties.
36. We will further look to encourage take up of the Under Occupation scheme. Within any review of the Allocations Policy, it will be recommended that applicants' effective dates will be the start of their tenancy, in line with other homes we need to get back, such as permanent decants in regeneration

areas. Further, incentives paid to under-occupiers will be reviewed as well as finer detail of the existing scheme.

37. Management transfers must be prioritised and we will seek to increase the number of lets from 18 to 63 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.
38. 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. This is one of the most exciting outcomes of the scheme.
39. Whilst there is a significant provision for temporary and permanent decants due to disrepair, these cases will continue to be reviewed to establish whether that need remains.
40. 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.
41. 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. In order to effect this, it will be necessary to establish clear criteria to ensure that it is applied fairly.
42. Given the acute shortage of the supply of temporary accommodation, up to 10 one bedroom properties may be used for accepted homeless families with a small household composition.
43. Equalities information will be assessed to ensure that people most in housing need will be able to access social housing.
44. The Lettings Plan will be reviewed. Trends will be examined with recommendations for any required corrective action.

Appendix 1 – Full year projected lettings 2022-2023

Lettings plan category	0 Bed	1 bed	2 bed	3 bed	4+ bed	Total	% Total (rounded)
TOTAL ANTICIPATED LETS	8	254	223	137	17	639	
Band A anticipated lets	4	174	94	33	12	317	49.6%
Band A requirements							
Move on - care Leavers		45	6			51	
Move on – complex needs	4	36				40	
Move-on – LD		10				10	
Housing First		10				10	
Perm decants – Love Lane regen		2	1			3	
Perm decants – BWF second move		3	1	1		5	
Perm decants – Love Lane l’hold swap				1		1	
Permanent decants (repair)		8	3	1		12	
Temporary decant		8	5	2	1	16	
Succession/Grant of tenancy		7	4	2		13	
Management transfers		20	28	12	3	63	
Under occupiers		6	24			30	
Critical medical/welfare		6	8	3	2	19	
Cases with two or more housing needs in Band B			1	4	5	10	
Homeless applicants in ‘severe need’			6	3	1	10	
Critical safeguarding		1				1	
Overriding interest cases		1	1	1		3	
Overriding interest cases – MAPPA		2				2	
Armed Forces quota		1				1	
Retiring service tenants			1			1	
Pan London Reciprocal		1	1			2	
North London Reciprocal		4	2	1		7	
Locally agreed reciprocal		3	2	2		7	
Band B	4	58	119	94	5	280	43.8%
Approved Homeless households	2	54	109	74	3	242	
Serious medical/welfare		2	10	10	1	23	
Severely overcrowded				10	1	11	
Band B single severely overcrowded	2	2				4	
1 beds for Temporary Accommodation		10				10	1.6%
Neighbourhood Moves Scheme (not in existing band)		12	10	10		32	5%

Appendix 2 – End of Year Lettings 01.04.2022 - 31.03.2023

Lettings plan category	0 Bed	1 bed	2 bed	3 bed	4+ bed	Total	% Total (rounded)
TOTAL ANTICIPATED LETS	8	254	223	137	17	639	
Band A anticipated LETS	4	174	94	33	12	317	49.6%
Actual Band A LETS 2022/2023	2	102	27	17	10	158	42.1 %
Band Category							
Move on - care Leavers		48	3			51	
Move on – complex needs	2	21				23	
Move-on – LD							
Housing First		3				3	
Perm decants – Love Lane regen		1				1	
Perm decants – BWF second move							
Perm decants – BWF Stapleford Regen		2				2	
Perm decants – Love Lane l’hold swap							
Permanent decants (repair)		1	1	1	1	4	
Temporary decant		4	2			6	
Succession/Grant of tenancy		2	1			3	
Management transfers		11	13	3		27	
Under occupiers		5	1			6	
Critical medical/welfare		2	3	6	3	14	
Cases with two or more housing needs in Band B			1	1		2	
Homeless applicants in ‘severe need’			2	3	1	6	
Critical safeguarding							
Overriding interest cases				1		1	
Overriding interest cases – MAPPA							
Armed Forces quota							
Retiring service tenants							
Pan London Reciprocal		1				1	
North London Reciprocal							
Neighbourhood Moves Scheme (local lettings policy)		1			3	4	
Locally agreed reciprocal							
Serious Medical/Welfare				2	2	4	
Band B anticipated LETS	4	58	119	94	5	280	43.8%
Actual Band B LETS 2022/2023	3	50	100	58	6	217	
Approved Homeless households	3	43	97	53	5	201	57.9%
Serious medical/welfare		7	2	4		13	
Severely overcrowded			1	1		2	

Band B single severely overcrowded							
Neighbourhood Moves (local Lettings policy)					1	1	