

Report to	Housing Priority Board
Date	June 2023
Report Title	Lettings Plan 2023-24
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Purpose

1. The Lettings Plan outlines projections for lettings to social housing within Haringey for 2023-24; 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 delays to the new build programme in 2022-23 and the slow progression of dealing with empty Council properties meant there were fewer lets than anticipated in 2022-23.
3. However, 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.
4. 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.
5. We further anticipate an improvement in the turnaround of void properties and the 2023-24 Lettings Plan accounts for this.
6. Whilst there generally 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.
7. The Plan further recognises that there have been some disposals of property, such as tenants exercising their right-to-buy and a limited loss of some stock on Broadwater Farm and Love Lane estate. This may limit some movement.
8. 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.
9. The acute pressures around demand for housing, which have meant that families have had to be placed in hotel accommodation for the first time in many years, at financial and reputational cost to the Council as well as a real human cost to the families placed cannot be under-estimated and the Plan will focus on the need to address homelessness, both for families and also for vulnerable, single people.

10. The Lettings Plan currently anticipates 625 lets for 2023-24 to general needs accommodation, provided by both the local authority and registered providers. This is detailed in Appendix 1 and is significantly higher than the 372 properties let in 2022-23.

Background

11. 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.
12. In line with the Council's Allocations Policy, the 2023-24 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.
13. 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 625 lets.
14. A figure of over 689 was previously projected but there has been a slight delay in some schemes, such as the Red House; now expected in April 2024.
15. The new projection of 625 properties being let is built on a significant new supply of homes, chiefly with new Council properties but we are also anticipating some Housing Association supply which is in our current pipeline. The table below outlines the assumptions:

	Studios	1 bed	2 bed	3 bed	4 bed+	Total
Council new build		42	89	31	2	164
Housing Association supply		12	30	12	1	55
Projected movement from existing Council properties creating new voids	3	83	51	18	1	156
Empty Council properties and HA relets	5	107	79	56	3	250
Total	8	244	249	117	7	625

16. The Lettings Plan seeks to use these tremendous opportunities to start meeting the significant needs of households in our highest priority banding, Band A as well as lead to a reduction in the number of families in temporary

accommodation. Whilst the Allocations Policy will be undergoing a review, the Lettings Plan will support the allocation of homes for where there is the most serious unmet need for housing.

17. The level of unmet demand in the borough shows approximately 12,900 households on the waiting list. Most households are in Band C (9,000), 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.
18. The number of households in Band A has risen from around 700 to 800. Of these, 70% require a one bedroom property and a quarter of these are under-occupiers. New targeted work will focus on these households including the review of incentives to encourage people to down-size to smaller accommodation.
19. A refined report to include all households where there is a known or declared medical need has been developed and is being tested. This is planned to help inform the new build and bespoke housing programme as well as assist with the allocation of adapted or adaptable housing.
20. The number of households in temporary accommodation remains at around 2600. Demand for temporary accommodation has been high as the private rented market has shrunk. This has resulted in families being placed into inappropriate and expensive bed and breakfast accommodation which cannot meet their needs unless as an emergency.
21. Homeless households have continued to be rehoused through the housing list. There were 207 lets to homeless households in general needs accommodation, including to 161 properties with two or more bedrooms; with nearly 74% of family sized accommodation going to homeless families.
22. Further, there were 55 lets (41 through the Haringey Community Benefit Society) to private sector tenancies as we housed homeless households by providing settled accommodation in the private sector. This helped reduce the number of households in temporary accommodation.
23. The number of social lets going to homeless households is anticipated to be 306 in 2023-24, 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.
24. The total number of lets represents a significant increase on 2022-23 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.

25. 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 66 people leaving care will be rehoused 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 2023/24 and our new opportunities

26. A detailed breakdown of planned lettings is included in Appendix 1.
27. We anticipate that 625 lets will be achieved.
28. We expect to be able to meet our Band A quota obligations and if these are all fulfilled, just over 41% of all lets projected will go to Band A applicants; with little detriment to homeless households.
29. Just under 51% will be let to Band B households, primarily to homeless households. This may rise, should some quotas in Band A not be fulfilled.
30. A limited number will be let to households through the Neighbourhood Moves Scheme who otherwise may not have priority for rehousing but who would benefit from a move and also release a Council property to be re-let.
31. The remainder will be used for temporary accommodation (36 X 1 bedroom properties). The Council may, in very exceptional circumstances, agree to a temporary move to a larger property in the event of an urgent situation, such as where the household is at risk and there is no alternative temporary accommodation available.

One bedroom properties

32. We expect a large number of one bedroom properties to become available.
33. We have retained the move-on quotas for care leavers, those with complex needs, Housing First and people with learning disabilities.
34. The projection for people leaving care requiring one bedroom accommodation has increased to 60, compared to the 48 let in 2022-23. We retain our absolute commitment to ensuring that care leavers do not face homelessness. The two bedroom quota will remain at six properties.
35. 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 40

and allows for people being housed from the supported housing schemes as well as from other pathways including mental health.

36. 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.
37. We expect to make significant reductions in the amount of single people in temporary accommodation. A member of staff works intensively with single people in temporary accommodation to ensure that they achieve a settled and sustainable housing outcome.

Other opportunities

38. There will be instances where it is in the Council's overriding interest to prioritise people for rehousing.
39. Some situations do not readily fit into existing lettings categories but would attract Band A priority, for example for the Council to meet legal requirements or whereby the cost of supporting a household in alternative accommodation, for example through care and support packages, may far outweigh the cost of accommodation that can be provided for them.
40. A panel to consider overriding cases will be established to ensure that any benefits can be clearly evidenced.
41. This can also consider families where a two bedroom property will be required in order to support an applicant with Learning Disabilities with care needs to live independently.
42. 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.
43. Further, the North London Reciprocal scheme has been set up again to primarily assist moves for people experiencing domestic abuse.
44. Reciprocal arrangements have been explored with a range of other boroughs outside these areas and we will continue to progress this.
45. 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.
46. 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.

47. Management transfers must be prioritised and we will seek to increase the number of lets from 26 to 37 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.
48. 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 new-build programme.
49. Whilst there is provision for permanent decants due to disrepair, these cases will continue to be reviewed to establish whether that need remains. Temporary decants are now being treated as temporary moves; not through the allocations process. This ensures that a short-term need to move a household can be dealt with without taking a property out of commission for too long.
50. Should there be a shortfall in lettings to households in Bands A, this will help bolster the amount of properties let to homeless households and ensure that numbers in temporary accommodation reduce. This should particularly benefit homeless people requiring a one bedroom property where a shortfall is projected. We will further seek new opportunities with Housing Associations on obtaining new one bedroom properties.
51. Given the acute shortage of the supply of temporary accommodation, up to 36 one bedroom properties may be used for accepted homeless families with a small household composition.
52. Equalities information will be assessed to ensure that people most in housing need will be able to access social housing.
53. The Lettings Plan will be reviewed. Trends will be examined with recommendations for any required corrective action.

Appendix 1 - Full year projected lettings 2023-2024

Lettings plan category	0 Bed	1 bed	2 bed	3 bed	4+ bed	Total	% Total (rounded)
TOTAL ANTICIPATED LETS	8	244	249	117	7	625	
Band A anticipated lets	4	168	63	18	6	259	1.4
Move on - care Leavers		60	6			66	10.6
Move on - complex needs	4	36				40	6.4
Move-on - LD		10				10	1.6
Housing First		10				10	1.6
Perm decants - BWF second move		1	1	1		3	0.5
Perm decants - Stapleford		8				8	1.3
Perm decants - Love Lane regen		1	2			3	0.5
Perm decants - Love Lane l'hold swap				1		1	0.2
Permanent decants (repair)		3	1	1		5	0.8
Succession/Grant of tenancy		6	1	1		8	1.3
Management transfers		16	14	6	1	37	5.9
Under occupiers		6	24			30	5.0
Critical medical/welfare		4	4	4	2	14	2.2
Cases with two or more housing needs in Band B			1		2	3	0.5
Homeless applicants in 'severe need'			3	1	1	5	0.8
Critical safeguarding			1			1	0.2
Overriding interest cases		1	1	1		3	0.5
Overriding interest cases - MAPPA		1				1	0.2
Armed Forces quota		1				1	0.2
Retiring service tenants			1			1	0.2
North London DAI Pan Ldn Reciprocal		3	2	1		6	1.0
Locally agreed reciprocal		1	1	1		3	0.5
Band B Anticipated Lets	4	40	178	95	1	318	50.9
Approved Homeless households	4	40	171	85	1	301	48.2
Serious medical/welfare			7	5		12	1.9
Severely overcrowded social tenants				5		5	0.8
Other anticipated Lets		36				36	7.8
Use of 1 beds for TA families		36				36	5.8

Appendix 2 - Lets for 2022 – 2023

Lettings plan category	0 Bed	1 bed	2 bed	3 bed	4+ bed	Total	% Total (rounded)
TOTAL ACTUAL LETS	5	153	127	75	17	372	
Band A anticipated LETS (from above)	4	174	94	33	12	317	49.6%
Actual Band A LETS 2022/2023	2	102	27	17	10	154	41.1%
Move on - care Leavers		48	3			51	13.6
Move on - complex needs	2	21				23	6.1
Move-on - LD							0
Housing First		3				3	0.8
Perm decants - Love Lane regen		1				1	0.3
Perm decants - BWF second move							0
Perm decants - BWF Stapleford Regen		2				2	0.5
Perm decants - Love Lane l'hold swap							0
Permanent decants (repair)		1	1	1	1	4	1
Temporary decant		4	2			6	1.6
Succession/Grant of tenancy		2	1			3	0.8
Management transfers		10	13	3		26	7.2
Under occupiers		5	1			6	1.6
Critical medical/welfare		2	3	8	5	18	5.7
Cases with two or more housing needs in Band B			1	1		2	0.6
Homeless applicants in 'severe need'			2	3	1	6	1.6
Critical safeguarding							0
Overriding interest cases				1		1	0.3
Overriding interest cases - MAPPA							0
Armed Forces quota							0
Retiring service tenants							0
Pan London Reciprocal		1				1	0.3
North London Reciprocal							0
Locally agreed reciprocal		1				1	0.3
Band B anticipated LETS	4	58	119	94	5	280	43.8%
Actual Band B LETS 2022/2023	3	50	100	58	6	216	57.6%
Approved Homeless households	3	43	97	53	5	201	53.6
Serious medical/welfare		7	2	4		13	3.5
Severely overcrowded			1	1		2	0.6
NEIGHBOURHOOD MOVES SCHEME LETS		1			4	5	1.3
Neighbourhood Moves (overcrowding)					3	3	
Neighbourhood Moves (critical medical)					1	1	

Neighbourhood Moves (no other priority)			1				1	
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Appendix 3 – Equalities information 2022-23

No. and % of general needs lets by gender														
			0		1		2		3		4		Total	
Female	5	62.50	1	20.00	62	41.33	106	86.89	51	68.92	14	87.50	239	63.73
Male	3	37.50	4	80.00	88	58.67	16	13.11	23	31.08	2	12.50	136	36.27
Total	8	100.00%	5	100.00%	150	100.00%	122	100.00%	74	100.00%	16	100.00%	375	100.00%

No. and % of general needs lets by age group														
			0		1		2		3		4		Total	
15-19	0	0.00	0	0.00	7	4.67	1	0.82	0	0.00	0	0.00	8	2.13
20-24	0	0.00	1	20.00	47	31.33	4	3.28	0	0.00	0	0.00	52	13.87
25-29	2	25.00	1	20.00	13	8.67	11	9.02	0	0.00	1	6.25	28	7.47
30-34	0	0.00	1	20.00	18	12.00	21	17.21	3	4.05	2	12.50	45	12.00
35-39	0	0.00	0	0.00	11	7.33	26	21.31	12	16.22	2	12.50	51	13.60
40-44	1	12.50	0	0.00	11	7.33	16	13.11	14	18.92	1	6.25	43	11.47
45-49	0	0.00	2	40.00	13	8.67	16	13.11	14	18.92	3	18.75	48	12.80
50-54	3	37.50	0	0.00	13	8.67	9	7.38	13	17.57	4	25.00	42	11.20
55-59	1	12.50	0	0.00	4	2.67	11	9.02	5	6.76	3	18.75	24	6.40
60-64	1	12.50	0	0.00	7	4.67	4	3.28	10	13.51	0	0.00	22	5.87
65-69	0	0.00	0	0.00	6	4.00	0	0.00	2	2.70	0	0.00	8	2.13
70-74	0	0.00	0	0.00	0	0.00	2	1.64	1	1.35	0	0.00	3	0.80
80-84	0	0.00	0	0.00	0	0.00	1	0.82	0	0.00	0	0.00	1	0.27
Total	8	100.00%	5	100.00%	150	100.00%	122	100.00%	74	100.00%	16	100.00%	375	100.00%

No. and % of general needs lets by ethnicity														
			0		1		2		3		4		Total	
Any Other Ethnic Group	2	25.00	1	20.00	8	5.33	8	6.56	5	6.76	1	6.25	25	6.67
Bangladeshi/UK Bangladeshi	0	0.00	0	0.00	0	0.00	0	0.00	5	6.76	1	6.25	6	1.60
Black African	0	0.00	1	20.00	30	20.00	22	18.03	26	35.14	10	62.50	89	23.73
Black British	1	12.50	0	0.00	11	7.33	14	11.48	3	4.05	1	6.25	30	8.00
Black Caribbean	1	12.50	1	20.00	18	12.00	16	13.11	7	9.46	2	12.50	45	12.00
Black Caribbean and White	0	0.00	0	0.00	6	4.00	4	3.28	1	1.35	0	0.00	11	2.93
British Asian	0	0.00	0	0.00	3	2.00	1	0.82	0	0.00	0	0.00	4	1.07
Chinese	0	0.00	0	0.00	2	1.33	1	0.82	1	1.35	0	0.00	4	1.07
Indian or UK Indian	0	0.00	0	0.00	0	0.00	0	0.00	1	1.35	0	0.00	1	0.27
Mixed Black African/White	0	0.00	0	0.00	2	1.33	2	1.64	1	1.35	0	0.00	5	1.33
Mixed Other	0	0.00	0	0.00	3	2.00	2	1.64	0	0.00	0	0.00	5	1.33
No Response	0	0.00	0	0.00	3	2.00	0	0.00	1	1.35	0	0.00	4	1.07
Other Asian	0	0.00	0	0.00	5	3.33	0	0.00	2	2.70	0	0.00	7	1.87
Other Black	1	12.50	0	0.00	2	1.33	0	0.00	1	1.35	0	0.00	4	1.07
Other White	0	0.00	0	0.00	5	3.33	4	3.28	1	1.35	0	0.00	10	2.67
Other White European	0	0.00	0	0.00	2	1.33	14	11.48	3	4.05	0	0.00	19	5.07
Pakistani / UK Pakistani	0	0.00	0	0.00	1	0.67	0	0.00	1	1.35	0	0.00	2	0.53
Refused	0	0.00	1	20.00	0	0.00	4	3.28	0	0.00	0	0.00	5	1.33
Unknown (data take on)	1	12.50	1	20.00	15	10.00	1	0.82	0	0.00	0	0.00	18	4.80
White British	0	0.00	0	0.00	24	16.00	13	10.66	2	2.70	1	6.25	40	10.67
White Greek Cypriot	0	0.00	0	0.00	2	1.33	1	0.82	0	0.00	0	0.00	3	0.80
White Irish	0	0.00	0	0.00	2	1.33	2	1.64	1	1.35	0	0.00	5	1.33

White Kurdish	0	0.00	0	0.00	4	2.67	5	4.10	5	6.76	0	0.00	14	3.73
White Turkish	1	12.50	0	0.00	2	1.33	6	4.92	7	9.46	0	0.00	16	4.27
White Turkish Cypriot	1	12.50	0	0.00	0	0.00	2	1.64	0	0.00	0	0.00	3	0.80
Total	8	100.00%	5	100.00%	150	100.00%	122	100.00%	74	100.00%	16	100.00%	375	100.00%