



Mayoral Meeting

Report title: Annual Lettings Plan 2020/21

Date: 25th March 2020

Key decision: Yes

Class: Part 1

Ward(s) affected: All

Contributors: Director for Housing Services

This report contains a summary of the number of lets in previous years as well as the proposed Annual Lettings Plan for 2020/21.

Officers recommend that Mayor and Cabinet:

- Note the lettings outcomes for 2018/19 and 2019/20 to date.
- Approve the proposed Lettings Plan for 2020/21 set out in Appendix 1 of this report.

Timeline of engagement and decision-making

This report was considered at Housing Select Committee on the 12th March 2020 and is now for consideration by the Mayor on 25th March 2020.

1. Summary

- 1.1. The Annual Lettings Plan (ALP) sets out how the Council will allocate the properties that become available for let in 2020/21.
- 1.2. This includes properties that become available from council stock and those of other providers where the Council has nomination rights.
- 1.3. The report also presents the final lettings outcomes for 2018/19 and the position for the first nine months of 2019/20 (1st April '19 to 31st December '19). It also shows the current demand for social housing from the housing register.
- 1.4. The number of lets available has been decreasing in recent years. Between 2014/15 and 2018/19 the number of available re-lets decreased by 6%.
- 1.5. It is expected that this decrease in available re-lets will continue. Projections indicate that 860 properties will be available for let in 2020/21.
- 1.6. The ALP distributes available lets to those in most need. The primary focus of the plan is to:
 - reduce the number of households in unsuitable and costly temporary accommodation;
 - reduce under occupation and severe overcrowding;
 - support move-on for single vulnerable households on from supported accommodation to independence and;
 - support the regeneration of certain housing estates.
- 1.7. Demand for homelessness assistance has remained high in recent years. Lewisham Council have accepted an average of 700 households as homeless every year since 2014/15. This, combined with a lack of supply, has led to an increasing numbers of households in Temporary Accommodation (TA) each year. Since 2010/11 the number of households in TA has more than doubled.
- 1.8. The proposed ALP allocates a large number of lettings to homeless households to help to manage the continued high level of homelessness.
- 1.9. The proposed ALP for 2020/21 contains no policy changes nor substantive changes to the approach taken in previous plans.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

2. Recommendations

Mayor is recommended to:

- 2.1. Note the lettings outcomes for 2018/19 and 2019/20 to date.
- 2.2. Approve the proposed Lettings Plan for 2020/21 set out in Appendix 1 of this report.

3. Policy Context

- 3.1. The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Corporate Strategy objectives:
- 3.2. Tackling the housing crisis – Everyone has a decent home that is secure and affordable
- 3.3. Giving children and young people the best start in life - Every child has access to an outstanding and inspiring education and is given the support they need to keep them safe, well and able to achieve their full potential.
- 3.4. This report is also aligned with the council's allocation scheme, which allows for an ALP to be agreed on an annual basis to determine how best to allocate available stock.

4. Background

- 4.1. Social housing provides a quality, affordable home that allows households to prosper. Unfortunately, for many years demand has outstripped the supply of social housing. Determining how best to allocate this scarce resource to those in housing need is a substantial challenge.
- 4.2. Housing Allocations schemes are governed by legislation which requires housing authorities to determine and publish a lettings scheme, setting out how it will prioritise applications for social housing. It is a requirement that certain groups are given "reasonable preference" within the policy. These groups are:
 - People who are homeless
 - Those living in unsatisfactory housing, e.g. overcrowded or lacking amenities
 - Those who need to move on medical 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
 - Those owed a duty under other relevant legislation such as a prohibition order on a property.
- 4.3. Allocation policies must give preference to these groups above others. There is no requirement to give an equal weighting to all of the reasonable preference categories.
- 4.4. The ALP allows the Council to outline the number of properties that are expected to become available in the year and how it will distribute these amongst the groups mentioned above, and others on the Housing Register.
- 4.5. Five priority areas have been identified for the plan, as listed below in no particular order:
 - Homeless households in TA. This is amongst the worst and least secure form of housing, particularly nightly paid and shared B&B accommodation. The ALP allocates a large number of properties to these households to support them in finding stable accommodation and providing opportunities to thrive.
 - Households who are overcrowded by 2 bedrooms or more. Living in overcrowded conditions has a negative impact on health and wellbeing.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Reducing overcrowding is a key local and national priority.

- Under-occupation. By supporting households to move out of accommodation that is larger than they need, other households in housing need have the opportunity to occupy the property that is vacated. This also helps mitigate the impact of the bedroom tax where it applies.
- Move-on from supported housing schemes. Moving vulnerable households into independent homes when ready frees up much needed supported housing. These bed spaces can then be allocated to those with support needs waiting for accommodation.
- Decants. These are crucial in enabling the Council and partners to move households out of properties at regeneration sites, supporting the delivery of new homes across Lewisham.

- 4.6. The ALP for 18/19 projected that 1,208 properties would become available to let. The final number of lets for 18/19 was 1,150, of which 187 were new build properties. The slight shortfall is largely due to a number of anticipated new build schemes not completing in 18/19.
- 4.7. Lewisham continues to actively participate in 'Housing Moves', a pan-London mobility scheme launched by the Mayor of London in May 2012. Lewisham contributes a number of properties per year to this scheme, always ensuring that the quota is met.
- 4.8. Properties offered up by Lewisham as part of the Housing Moves scheme are matched by other authorities meaning no loss of available lettings to Lewisham applicants. The scheme prioritises household moves for those needing to move elsewhere for work, and under-occupiers.

5. Lettings Outcomes for previous years

- 5.1. A summary of the main outturn results in lettings is shown below. Full details for 18/19 and 19/20 to date are provided in Appendices 2 & 3.

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20 Projected
General needs lets	996	1172	865	994	1015	788
Special lets	152	95	94	72	135	105
Housing moves	10	12	11	12	4	12*
Total lets	1,158	1,279	970	1,078	1,154	905

*The total number of lets under the Housing Moves scheme has yet to be confirmed by the GLA

- 5.2. Over the long-term, the number of lets available has been decreasing. The projected outturn for 2019/20 is 905. This is 7% below the previous year and represents almost 950 fewer units than were available in 2011/12. This presents significant difficulties for the service as demand for social housing remains high.
- 5.3. Fewer lets were made to decants in 2019/20 than were proposed in the ALP. This reflects delays in some new build schemes meaning decant programmes have not been accelerated as had originally been expected. The below table outlines the number of lets to decant households in 2019/20 to date.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

5.4. Decant moves in 2019/20 to date

Scheme	Households moved via CBL	Direct matched
Excalibur	0	1
Milford Towers	4	0
Deptford	2	0
Individual decants	N/A	N/A
Total	6	1

5.5. Detail of waiting times for successful lettings is shown at Appendix 4 and 5. The below table shows the average time on the housing register for successful applicants over the last five years.

5.6. The below table shows the average time on the housing register for successful applicants.

Average Time on Housing Register (weeks)	Band			Grand Total
	1	2	3	
Financial Year				
14/15	214	49	104	113
15/16	175	60	101	103
16/17	143	61	119	108
17/18	85	66	126	103
18/19	118	75	127	111
19/20 (Apr – Dec 2019)	106	60	147	110
Grand Total	148	62	117	108

5.7. Whilst the average length of time for successful applicants has remained stable, many households remain on the housing register for a considerable length of time before a property becomes available to them.

5.8. The sheer scale of demand and desirability of a social home means that unless there is a structural shift in supply, there will always be a large number of bids per available property.

5.9. This is particularly the case with family sized properties between 2 and 4 beds. Demand on the housing register for 2 and 3 beds in particular is high, meaning a substantial number of bids may be expected for any available let.

5.10. Over 93,000 bids were made by 6,600 households on the Housing Register during 2018/19, slightly higher than the number made in 2017/18. In 2019/20 to date over 3,600 households have made almost 66,000 bids.

5.11. The below table shows the average number of bids per advertised property.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Number of Bedrooms	17/18	18/19	19/20 to date
Studio	13.5	5.6	5.7
1 Bed	24.4	12.0	16.1
2 Bed	175.6	112.6	138.6
3 Bed	240.1	165.9	193.9
4 Bed+	158.6	70.9	157.1

- 5.12. The number of bids for some desirable properties is particularly high, with 321 of the properties advertised in the year to date receiving over 100 bids and 10 properties receiving more than 500 bids.
- 5.13. There are currently just over 9,500 households on the Housing Register, of which 8,776 households have been on for over 6 months. Almost 4000 households that are active have made a bid within the past 6 months.
- 5.14. Based on current projections, and with no additional applications to the housing register, it would take over ten years for all applicants on the register to receive a property.
- 5.15. The Allocations team continue to work closely with Homeseach partners to ensure that records are up to date. A data cleansing exercise is being undertaken to support this, which will ensure the Housing Register is an accurate reflection of those still in housing need in Lewisham.
- 5.16. This exercise has resulted in a decrease in the number on the Housing Register up to June 2019. The number of households on the register has begun to increase again following the end of this exercise.

6. Proposed Plan for 2020/21

- 6.1. The Lettings Plan proposed is set out at Appendix 1. It projects a decrease in the number of relets expected to become available in 2020/21 based on the trend across recent years. This is offset by the continued delivery of new builds by the Council and Registered Providers. It is anticipated that a total of 860 properties will be available for let during the course of the year.
- 6.2. There were 2,370 households in temporary accommodation at the end of December 2019, an increase of 84% compared to March 2013 and a 12% increase on the number of households in temporary accommodation at the end of December 2018.
- 6.3. To reduce the number of households in TA it is proposed that a large number of 2 and 3 bed properties are allocated to this group.
- 6.4. The below table identifies the anticipated decant need based on all current projects. By allocating a number of properties to this group each year the decant team are able to facilitate the full decant required on sites in the required timeframe. The ALP allocates a number of properties to this group in 2020/21 to ensure that there is opportunity to move for those who require it.
- 6.5. The below table shows the decant need broken down by the schemes in progress.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Scheme	1 Bed	2 Bed	3 Bed	4+ Bed	Total
Excalibur Phase 4	0	15	1	0	16
Excalibur Phase 5	0	15	2	2	19
Milford Towers	13	0	0	0	13
Deptford	0	7	1	0	8
Other potential regen schemes	10	25	10	5	50
Total	23	62	14	7	106

- 6.6. The remaining lets have been targeted to the other priority bands to ensure that rehousing opportunities are allocated to those in the highest need. Although all groups will have access to many of the properties on the register, it is proposed to allocate a number to specific cohorts based on the priorities outlined earlier.
- 6.7. An exercise has been completed by Trading Places team to ensure that the housing register is more reflective of actual need. This closed historic cases where no bid had been made in the last three years. As a result there are now 362 active households registered in band 1 as under occupiers, a decrease of 404 from last year.
- 6.8. The Trading Places officer works with this cohort to support those affected by the spare room subsidy alongside those who are under-occupying but not impacted by welfare reform. This remains a key priority as it mitigates the impact of government policy in households, whilst maximising the effective use of available stock. The table below shows the number of properties released via the Trading Places programme in 19/20 and the size of the property they moved to. Of the 40 who moved below, 16 were affected by the bedroom tax and as a consequence of this move are no longer at high risk of eviction.
- 6.9. The below table details moves made by the trading places team in 2019/20

	<i>Bed size moved to</i>				<i>Total Moves</i>
<i>Bed Size released</i>	<i>1</i>	<i>2</i>	<i>3</i>	<i>4+</i>	
<i>2</i>	<i>14</i>				<i>14</i>
<i>3</i>	<i>6</i>	<i>14 (5 of which are waiting to move into new builds)</i>	<i>0</i>	<i>0</i>	<i>20</i>

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

4+	0	3	3	0	6
Total		6	0	0	40

- 6.10. The team has also facilitated a series of chain lettings, promoting churn within the stock by supporting transferring households to move who thus vacate a property that can be utilised elsewhere. 11 of the chain lettings enabled freed up larger sized properties that have been advertised to overcrowded tenants, ensuring that the needs of the original household moving and the overcrowded tenants that are successful in bid are both met, as well as the needs of whoever then occupies the additional property vacated.
- 6.11. Trading Places continue to work with Housing Benefit colleagues and Registered Providers to maximise the use of Discretionary Housing Payment. 106 tenants are currently being supported to move, of which 49 are affected by the bedroom tax. Officers will continue to assist this cohort with the continued, intensive support required to help them move into more appropriate accommodation.
- 6.12. A pilot was implemented on two new build developments. This allocated a number of properties to social tenants seeking to transfer, and allocating every subsequent let to transferring tenants. The aim of the pilot is to enable greater churn within the housing stock.
- 6.13. 32 properties were let as per the above pilot with moves into the properties commencing from May 2019. As at the end of November 2019 the approach had resulted in 49 properties being let. This was a combination of the new builds, or the properties that had been vacated by existing social tenants moving into the new builds. A further 10 properties were ready to be advertised which may also deliver further lets as part of the chain approach.
- 6.14. The impact of this approach is still being assessed, and once all the evidence is available will be analysed in detail to understand whether this might apply on a broader scale.
- 6.15. There are currently 103 cases registered with a decant need. The council's major regeneration scheme at Heathside & Lethbridge is nearly complete with no ongoing decant requirement. Work at Excalibur and Milford Towers is ongoing. These will require a number of homes to be made available to these households to support the continued regeneration of these areas. The development at the Deptford Southern Sites is also due to commence soon and provision will be made to facilitate this.
- 6.16. Move on within the supported housing pathway remains a core priority for Lewisham's single homeless intervention team and the supported housing providers. The supported housing move-on nominations are an integral part of the move on from the pathway and in preventing homeless applications within the single homeless cohort. They also enable the council and partners to manage the flow of people through the supported housing pathway. These properties are currently the only form of move on from the Supported Housing Pathway, of which there are currently over 900 units of commissioned accommodation.
- 6.17. Nominations are being used to support quicker hospital discharge and better health outcomes for those within the mental health supported housing cohort. This facilitates a reduction in the number using expensive registered care placements and helps to create churn in these schemes. This is being project managed by the Mental Health Trust in collaboration with Housing.
- 6.18. The use of supported housing pathways and initiatives such as housing first, forms a

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

key part of the Council's efforts to address the rising number of rough sleepers in the borough.

- 6.19. Following analysis of supply and demand within the Young Persons Pathway, the Commissioning team have transferred over ten units to the Young Persons Pathway.
- 6.20. Care leavers that are placed in the pathway are now also coming under the Supported Housing Move On quota to ensure equitable move on options for all supported housing clients and reduce the administrative burden on Personal Assistants within Children's Services.
- 6.21. There were 146 lets to supported housing move on cases in 2018/19, and there are currently 91 supported housing move on clients on the Housing Register.
- 6.22. 539 households that were on the housing register as at the end of December 2019 lack two or more bedrooms, a slight increase from December 2018 where there were 531 such households on the register.
- 6.23. 51 seriously overcrowded households moved between April 2019 and December 2019 representing an increase on the same period in 2018/19. A total of 65 seriously overcrowded properties moved in 2018/19. Targets will continue to be set for this group in 2020/21 as it remains a priority area. Trading Places are continuing to facilitate chain lets; three bedroom properties released via the scheme are advertised with preference to overcrowded households.
- 6.24. The GLA have not yet provided detail on the number of properties that Lewisham will be expected to contribute for the Housing Moves programme in 2020/21.
- 6.25. The production of a detailed Lettings Plan, targeting a range of priorities in each band is a more proactive and focused way of addressing lettings priorities. A half year review of progress against the lettings plan targets will be undertaken and will be reported back to the Housing Select Committee and Mayor & Cabinet.

7. Financial implications

- 7.1. There are significant costs associated with housing generally, including managing the allocations service, managing the provision of council housing and providing services to those experiencing homelessness or the threat of homelessness. All of these are affected over time by the demand for housing. The lettings plan is merely the means by which that demand is allocated to existing properties. As such, changes to the plan do not have direct financial implications.
- 7.2. The Council is currently working on plans to deliver the Mayor's new 1,000 social homes target and completing its regeneration schemes at Heathside & Lethbridge and Excalibur estates. It is worth noting, however, that the Council's financial plans in respect of these schemes are dependent on the timely and effective operation of decant programmes and development negotiations and any delays in such programmes would have a negative impact on those plans and the availability of new lettings.

8. Legal implications

- 8.1. Section 159(1) of the Housing Act 1996 requires a local authority to comply with Part 6 of the Act (sections 159 to 174) in allocating housing accommodation. Section 159(7) provides that "subject to the provisions of this Part, a local housing authority may allocate housing accommodation in such manner as they consider appropriate." Section 169 provides that, when exercising their functions under Part 6 of the 1996 Act, as amended by the 2002 Homelessness Act, local housing

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- authorities “shall have regard to such guidance as may be given by the Secretary of State” when carrying out their role in allocating social housing.
- 8.2. In compliance with section 166A (of the 1996 Act,) Lewisham Housing Authority has a scheme (Allocations Policy), “... for determining priorities...” which sets out the procedure to be followed when allocating housing accommodation.
 - 8.3. The ‘Allocation of accommodation; guidance for local housing authorities in England’ was published on 29th June 2012. It replaced all previous guidance on social housing allocations. It expressly aims to assist local housing authorities to take advantage of the provisions within the Localism Act 2011. It also encourages authorities to make use of the existing flexibilities within the allocation legislation to ensure that social homes are allocated to people who are deemed to need and deserve them the most, such as “hard working” families and members of the Armed Forces. Further Guidance, namely “Providing social housing for local people” [Statutory guidance on social housing allocations for local authorities in England] was published in December 2013.
 - 8.4. The Localism Act 2011 introduced a number of significant amendments to Part 6 of the 1996 Act. Of particular relevance here are the following provisions: Section 160ZA was inserted by the Localism Act 2011. It established the concept of the qualifying person. Social housing may only be allocated to ‘qualifying persons’ and housing authorities are given the power to determine what classes of persons are or are not qualified to be allocated Housing (s.160ZA(6) and (7)).
 - 8.5. Section 166A requires housing authorities in England to allocate accommodation in accordance with a scheme which must be framed to ensure that certain categories of applicants are given reasonable preference for an allocation of social housing. Section 166A(9) includes a new requirement for an allocation scheme to give a right to review a decision on qualification in s.160ZA(9), and to inform such affected persons of the decision on the review and the grounds for it. This is in addition to the existing right to review a decision on eligibility.
 - 8.6. Section 166A(12) provides that housing authorities must have regard to both their homelessness and tenancy strategies when framing their allocation scheme. The requirement for an allocation scheme to contain a statement of the authority’s policy on offering a choice of accommodation or the opportunity to express preferences about their accommodation is retained. (s.166A(2)). However, the requirement to provide a copy of this statement to people to whom they owe a homelessness duty (under s.193(3A) or s.195(3A) of the 1996 Act) is repealed by s.148(2) and s.149(3) of the Localism Act 2011. This is because, following the changes to the main homelessness duty made by the Localism Act 2011, there can no longer be a presumption that the homelessness duty will be brought to an end in most cases with an allocation under Part 6.
 - 8.7. The European Convention on Human Rights states in Article 8 that “Everyone has the right to respect for his private and family life, his home and correspondence”. The Human Rights Act 1998 incorporates the Convention. Whilst it does not, however, mean that everyone has a *right* to a home, the provision by an Authority of a relevant proactive Allocations Policy and Lettings Plan does assist to reinforce the Article 8 principles.
 - 8.8. The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

- 8.9. In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 8.10. The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to advance equality of opportunity or foster good relations. The Equality and Human Rights Commission issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:
<https://www.equalityhumanrights.com/en/publication-download/technical-guidance-public-sector-equality-duty-england>
- 8.11. The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
- The essential guide to the public sector equality duty
 - Meeting the equality duty in policy and decision-making
 - Engagement and the equality duty
 - Equality objectives and the equality duty
 - Equality information and the equality duty
- 8.12. The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:
<https://www.equalityhumanrights.com/en/advice-and-guidance/public-sector-equality-duty-guidance>

9. Equalities implications

- 9.1. The proposed Annual Lettings Plan for 19/20 allocates more properties to Homeless households and Supported Housing Move on households than any other priority category. This is reflective of the high ongoing rate of homelessness applications and demand for supported housing, and the subsequent need to find appropriate permanent accommodation for each of these priority groups to discharge our housing duty.
- 9.2. A substantial number of those on the housing register have not completed the

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

equalities monitoring assessment or have opted to not disclose their information, as is their right. This is particularly true of those on the housing register for the above mentioned priority rehousing reasons. Analysis of the ethnicity of those accepted as homeless indicates that a disproportionately large number of households accepted as homeless are BAME, and analysis of the gender of those accepted as homeless shows a disproportionately large number of female applicants.

- 9.3. In allocating a substantial proportion of properties to those accepted as homeless, the Annual Lettings Plan is likely to have an impact on BAME households and females as per the above. This mitigates the impact of the reduction in lets to overcrowded households, who are also disproportionately likely to share those protected characteristics.
- 9.4. Regular reviews of the characteristics of those on the Housing Register and those that are successfully bidding for properties are to be undertaken to understand the impact that the Annual Lettings Plan is having on the above mentioned characteristics. This will enable officers to take action to ameliorate any negative impact where appropriate, and to continue to refine the lettings process.

10. Climate change and environmental implications

- 10.1. There are no direct climate change or environmental implications arising from this report.

11. Crime and disorder implications

- 11.1. There are no direct crime and disorder implications arising from this report.

12. Health and wellbeing implications

- 12.1. There are no direct health and wellbeing implications arising from this report.

13. Glossary

- 13.1. The glossary below sets out the definition of some of the terms used in the above report.

Term	Definition
Housing Register	The list of households eligible to bid for properties that become available as part of the Lewisham allocations scheme.
Nightly Paid and B&B	Temporary accommodation that the council pays for on a night-by-night basis. Bed and Breakfast properties may also include the sharing of some facilities.
Nominations	Properties where the Council has rights to nominate households to be the tenant of the property.
Priority Bands	Grouping of applicants based on priority need for housing.
Registered Care Placements	Placements in properties managed by organisations set up to support those with mental health needs.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

Term	Definition
Registered Provider	Housing providers registered with the Regulator of Social Housing.
Re-lets	Social housing that is already in use as social housing that is let to a new tenant.
Seriously Overcrowded	Households that require two or more bedrooms than their current accommodation contains as defined by the Lewisham allocations scheme.
Social Housing	Housing provided by the Council or registered providers at below market rates.
Social Tenants	Tenants renting property from the Council or registered provider at below market rates.
Supported Accommodation / Housing	Support for vulnerable people to maintain and improve their ability to live independently in their own homes, as well as a range of specialist supported housing.
Supported Housing Move On quota	The amount of properties allocated to households on the housing register requiring a move on from supported housing.
Supported Housing Pathways	Accommodation for those with support needs and where the accommodation is provided alongside a package of support.
Temporary Accommodation (TA)	Accommodation that a household may be placed into whilst a decision is being made on their homelessness application, or after their application has been accepted.
Young Persons Pathway	Accommodation part of the supported housing pathway specifically for people aged 16 – 25.

14. Report author and contact

- 14.1. If you have any queries in relation to this report please contact Lee Georgiou at the following address Lee.Georgiou@lewisham.gov.uk.

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

15. Appendix

15.1. Appendix 1 – Lettings Plan 2020/21

Count of Lets Band & Rehousing Reason	No. of Beds					Grand Total	Percentage
	Studio	One	Two	Three	Four plus		
Band 1 Total	2	89	43	12	3	149	17.33%
Decant	0	8	21	5	2	36	4.19%
Emergency	0	3	3	2	0	8	0.93%
Exceptional Homeless	0	1	0	0	0	1	0.12%
Exceptional Medical	0	0	2	2	0	4	0.47%
Leaving Care	1	32	5	0	0	38	4.42%
Management Discretion 1	1	7	1	0	1	10	1.16%
Overcrowded - unable to succeed tenancy	0	1	0	0	0	1	0.12%
Retiring Lewisham Employee with tied housing	0	2	0	0	0	2	0.23%
Succession - property too large	0	3	0	0	0	3	0.35%
Under Occupied - High Demand	0	32	11	3	0	46	5.35%
Band 2 Total	27	116	54	52	16	265	30.81%
Homeless Prevention	3	3	26	3	0	38	4.42%
Management Discretion 2	2	4	0	0	0	6	0.70%
Medical High	0	13	11	16	5	48	5.58%
Overcrowded by 2 bed or more	0	0	8	33	11	53	6.16%
Supported Housing Move On	22	96	9	0	0	127	14.77%
Band 3 Total	36	179	127	79	25	446	51.86%
Medical Low	5	26	1	1	0	33	3.84%
Awaiting Medical Assessment	0	0	0	1	0	1	0.12%
Overcrowded By 1 Bed	3	19	2	4	3	31	3.60%
Right to Move	0	0	6	3	0	9	1.05%
Priority Homeless	12	68	115	70	22	287	33.37%
Welfare Affordability	0	7	0	0	0	7	0.81%
Welfare Housing For Older People	16	59	3	0	0	78	9.07%
Grand Total	65	384	224	143	44	860	100.00%

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

15.2. Appendix 2 - Total Lettings – 2018/19

Count of Lets Band & Rehousing Reason	No. of Beds					Grand Total	Percentage
	Studio	One	Two	Three	Four plus		
Band 1 Total	1	121	33	10	1	166	14.43%
Decant		29	7	1		37	3.22%
Emergency		3	3	2		8	0.70%
Exceptional Homeless		1				1	0.09%
Exceptional Medical			2	2		4	0.35%
Leaving Care	1	37	6			44	3.83%
Management Discretion 1	1	8	1	0	1	11	0.96%
Overcrowded - unable to succeed tenancy		1				1	0.09%
Retiring Lewisham Employee with tied housing		2				2	0.17%
Starred decant priority		2	1	2		5	0.43%
Succession - property too large		4				4	0.35%
Under Occupied - High Demand	0	37	13	3	0	53	4.61%
Band 2 Total	31	136	74	65	20	326	28.35%
Homeless Prevention	3	4	39	3		49	4.26%
Management Discretion 2	2	5				7	0.61%
Medical High		16	14	20	6	56	4.87%
Overcrowded by 2 bed or more			9	42	13	64	5.57%
Supported Housing Move On	25	111	10	0	0	146	12.70%
Band 3 Total	41	210	248	128	31	658	57.22%
Medical Low	6	30	1	1		38	3.30%
Awaiting Medical Assessment				1		1	0.09%
Overcrowded By 1 Bed	3	22	2	5	3	35	3.04%
Priority Homeless	14	79	232	112	25	462	40.17%
Welfare Affordability		8				8	0.70%
Welfare Housing For Older People	18	68	3			89	7.74%
(blank)			12	9	4	25	2.17%
Grand Total	73	467	355	203	52	1150	100.00%

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

15.3. Appendix 3 – Total Lettings 19/20 to date – (1st April '19 – 30th December '19)

Count of Lets Band & Rehousing Reason	No. of Beds					Grand Total	Percentage
	Studio	One	Two	Three	Four plus		
Band 1 Total	3	64	30	3		100	17.21%
Decant		5	2			7	1.20%
Emergency		1		1		2	0.34%
Exceptional Homeless		1				1	0.17%
Leaving Care	1	32	6			39	6.71%
Management Discretion 1	2	6	1			9	1.55%
Overcrowded - unable to succeed tenancy		1				1	0.17%
Retiring Lewisham Employee with tied housing			1			1	0.17%
Succession - property too large		1				1	0.17%
Under Occupied - High Demand		17	20	2		39	6.71%
Band 2 Total	22	105	29	35	7	198	34.08%
Homeless Prevention		12	5			17	2.93%
Management Discretion 2	3	13	4	1		21	3.61%
Medical High		12	12	8		32	5.51%
Overcrowded by 2 bed or more			7	26	7	40	6.88%
Supported Housing Move On	19	68	1			88	15.15%
Band 3 Total	19	99	108	52	5	283	48.71%
Former armed forces personnel	1	1				2	0.34%
Medical Low		12				12	2.07%
Overcrowded By 1 Bed	2	8	15	4		29	4.99%
Priority Homeless	8	39	90	44	3	184	31.67%
Welfare Housing For Older People	8	39	3			50	8.61%
(blank)				4	2	6	1.03%
Grand Total	44	268	167	90	12	581	100.00%

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

15.4. Appendix 4 - Average waiting times of households moved based on lettings outcomes (weeks) 2018/19

Average Weeks on Housing Register	No. of beds					
Band & Rehousing Reason	Studio	One	Two	Three	Four plus	Grand Total
Band 1 Total	3	107	161	116	129	118
Decant		222	224	274		224
Emergency		21	18	21		20
Exceptional Homeless		5				5
Exceptional Medical			14	22		18
Leaving Care	3	19	8			17
Management Discretion 1	0	15	15	0	129	28
Overcrowded - unable to succeed tenancy		21				21
Retiring Lewisham Employee with tied housing		22				22
Starred decant priority		204	135	135		162
Succession - property too large		18				18
Under Occupied - High Demand	0	145	267	179	0	179
Band 2 Total	5	22	122	140	150	75
Homeless Prevention	11	5	123	144		108
Management Discretion 2	3	5				5
Medical High		146	124	152	102	138
Overcrowded by 2 bed or more			171	135	165	146
Supported Housing Move On	4	6	91			11
Band 3 Total	61	81	142	172	216	127
Medical Low	97	105	110	168		105
Awaiting Medical Assessment				96		96
Overcrowded By 1 Bed	79	114	502	325	812	316
Priority Homeless	46	49	186	168	191	176
Supported Housing Move On		3				3
Welfare Affordability		134				134
Welfare Housing For Older People	57	94	20			84
(blank)			156	147	187	158
Grand Total	36	70	140	159	189	111

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>

15.5. Appendix 5 - Average waiting times based on lettings outcomes (weeks) - April 1st 2019 – 30th December 2019

Average Time on Housing Register (weeks)	No. of Beds					Grand Total
	Studio	One	Two	Three	Four plus	
Band 1 Total	1	53	227	134		106
Decant		256	172			232
Emergency		13		5		9
Exceptional Homeless		4				4
Leaving Care	2	17	16			16
Management Discretion 1	1	36	42			29
Overcrowded - unable to succeed tenancy		19				19
Retiring Lewisham Employee with tied housing			13			13
Succession - property too large		8				8
Under Occupied - High Demand		77	316	199		206
Band 2 Total	5	16	104	129	356	60
Homeless Prevention		14	120			45
Management Discretion 2	2	9	29	1		11
Medical High		43	99	202		104
Overcrowded by 2 bed or more			141	111	356	159
Supported Housing Move On	6	13	115			12
Band 3 Total	39	84	186	220	221	147
Former armed forces personnel	2	1				1
Medical Low		102				102
Overcrowded By 1 Bed	27	130	455	607		357
Priority Homeless	29	42	148	185	240	130
Welfare Housing For Older People	57	113	0			97
(blank)				214	193	207
Grand Total	20	50	179	182	300	110

Is this report easy to understand?

Please give us feedback so we can improve.

Go to <https://lewisham.gov.uk/contact-us/send-us-feedback-on-our-reports>