

<b>HOUSING SELECT COMMITTEE</b>			
<b>Title</b>	Annual Lettings Plan 2017/18		
<b>Key decision</b>	Yes	<b>Item no</b>	8
<b>Wards</b>	All		
<b>Contributors</b>	Executive Director for Customer Services, Head of Law		
<b>Class</b>	Part 1	7 March 2017	

## **1. Summary and Purpose of this report**

- 1.1 The Annual Lettings Plan sets out how the Council intends to allocate the lettings that become available to it in 2017/18. This covers properties which become available from the Council's own homes and those of other providers such as Housing Associations where the Council has nomination rights.
- 1.2 It is projected that the number of properties which will become available to let in 17/18 will be 1,142. The long-term trend in the reduction in the number of re-lets is projected to continue, with 842 properties forecast to become available for re-letting. Since 2011/12, the number of relets available has reduced by over 50%. This ongoing reduction in relets is offset by the almost 300 new social and affordable rent new builds expected to become available in 2017/18.
- 1.3 The aims of the Annual Lettings Plan remain to distribute the lettings available to those in most need, to reduce households in unsuitable and costly temporary accommodation, to reduce under occupation and severe overcrowding, to move single vulnerable households on from supported accommodation to independence and to support the regeneration of designated housing estates.
- 1.4 In the last five years, the number of households in temporary accommodation has increased by 90% whereas there has been a 44% reduction in available lets in the same period Therefore it is proposed to continue to keep the increased number of lettings to homeless households to help to manage the increase in accepted homeless applications and reduced supply.
- 1.5 This report also presents the final lettings outcomes for 2015/16 and the position for the first nine months of 2016/17 (1<sup>st</sup> April '16 to 31<sup>st</sup> December '16). It also shows the current demand position on the housing register. This reflects performance in supply and demand management since April 2016 and informs the proposed lettings plan for 2016/17.

## **2. Policy Context**

2.1 The contents of this report are consistent with the Council's policy framework. It supports the achievements of the Sustainable Community Strategy policy objectives:

- Ambitious and achieving: where people are inspired and supported to fulfil their potential.
- Empowered and responsible: where people can be actively involved in their local area and contribute to tolerant, caring and supportive local communities.
- Healthy, active and enjoyable: where people can actively participate in maintaining and improving their health and well-being, supported by high quality health and care services, leisure, culture and recreational activities.

2.2 The proposed recommendations are also in line with the Council policy priorities:

- Strengthening the local economy – gaining resources to regenerate key localities, strengthen employment skills and promote public transport.
- Clean, green and liveable – improving environmental management, the cleanliness and care for roads and pavements and promoting a sustainable environment

### **3. Recommendations**

Housing Select Committee is recommended to:

3.1 Note the lettings outcomes for 2015/16 and 2016/17 and the position on the housing register.

3.2 Note the proposed Lettings Plan for 2017/18 set out in Appendix 1 of this report.

### **4. Background**

4.1 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.

4.2 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.

- 4.3 A key element of the allocations scheme is the Annual Lettings Plan which should be agreed by Members each year. This outlines the distribution between applicants with differing needs of the supply of lettings expected over the coming year.
- 4.4 Five priority areas have been identified for the plan, as listed below in no particular order:
  - Homeless households in temporary accommodation – in order to sustain the numbers in temporary accommodation at a manageable level, and manage the pressures from homeless demand as a result of ongoing welfare reform and housing market conditions.
  - Decants – based on projected need from schemes due to go on site imminently, in order to ensure schemes start on time and the council maximises the benefit from funding secured for current regeneration schemes
  - Under-occupation – a national priority, there are a high number of under occupiers registered which has increased largely due to the spare room subsidy. The Trading Places project team has been working with Registered Housing Providers to identify other ways to reduce the levels of under-occupation in social housing stock.
  - Severe overcrowding (2 bedrooms or more) – a key local and national priority
  - Move-on from supported housing schemes – moving vulnerable households into independent homes and to free up supported housing bed spaces for those with support needs waiting for accommodation
- 4.5 The annual lettings plan for 16/17 projected that 901 properties would become available to let. Current projections estimate that the final number of lets for 16/17 will be higher than this at just over 1,050, including new build units. In 15/16 there were 1,267 lets made in the year.
- 4.8 The Mayor of London launched the ‘Housing Moves’ pan-London mobility scheme in May 2012. Lewisham continues to actively participate. Lewisham’s contribution for 16/17 is 61 lets across 1-3 bedroom units. To date Lewisham has offered 24 properties and has successfully let 8 properties, Lewisham’s contribution for 16/17 is reduced due to the equalisation of lets across boroughs.
- 4.9 Participation in this scheme offers an opportunity for Lewisham applicants to obtain the same number of lets to properties elsewhere in London. There is no net loss in available lettings to Lewisham applicants. Priorities for moves include employment and under-occupation, which are also key priorities for Lewisham.

**5. Lettings Outcomes 2015/16 and 2016/17**

5.1 A summary of the main outturn results in lettings is shown below. Full details are provided in Appendices 2 & 3.

	2012/13	2013/14	2014/15	2015/16	2016/17 YTD	Projected 2016/17
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General needs lets	1408	1119	996	1172	550*	965
Special lets	345	286	152	95	46	79
Housing moves	6	11	10	12	10	10
<b>Total lets</b>	<b>1,759</b>	<b>1,416</b>	<b>1,158</b>	<b>1,279</b>	<b>606</b>	<b>1,054</b>

\*Not including properties that are approved to let

5.2 The projected outturn for 2016/17 is 1,054 which is 17% below the previous year and represents over 800 fewer units (44%) than were available in 2010/11.

5.3 An analysis of the overall percentage of lettings to each band shows the following:

	Actual % of lets 15/16	Percentage of lets Apr – Dec '16	Percentage of lets 16/17 target
Band 1	14.4%	18.0%	21.8%
Band 2	22.0%	25.6%	18.5%
Band 3	55.3%	47.2%	50.0%
Special lets	7.4%	7.6%	8.4%
Housing Moves	0.9%	1.7%	1.2%

Note that special lets includes sheltered lets and disabled units

5.3 The large number of lets to band 3 is attributed to 80% of two beds and 70% of three beds being offered to households in temporary accommodation who are band 3 priority, in line with the priority to reduce the number of homeless households in temporary accommodation.

5.4 Decants are broadly performing to target:

<b>Scheme</b>	<b>Households moved via CBL</b>	<b>Direct matched</b>
Heathside & Lethbridge	25	21
Excalibur	8	0
Milford Towers	2	0
Deptford	0	0
Individual decants	N/A	N/A
<b>Total</b>	<b>36</b>	<b>21</b>

Decanting tenants who are 'direct matched' are not included in the final outturn figures as they are not moved via Choice Based Letting.

5.5 An analysis of waiting times for lettings broken down by the various categories of need is shown at Appendix 4 and 5. The average time on the housing register for successful applicants has increased since 2015/16, from an average waiting time of 99.2 weeks in 15/16 to 104.3 weeks in 16/17 to date.

5.9 Almost 67,000 bids were made in 2015/16 whereas almost 65,000 bids have been made in 2016/17 to date. There has been a substantial increase in the number of bids that are made per property, as is shown by the below table.

<b>Number of Bedrooms</b>	<b>15/16</b>	<b>16/17 YTD</b>
Studio	2.7	7.0
1 Bed	7.5	17.9
2 Bed	66.7	116.6
3 Bed	69.6	112.0
4 Bed+	66.8	70.4

5.10 There are currently just under 9,500 households on the Housing Register, of which 8,756 households have been on for over 6 months. Over 4,800 households have made a bid for a property in 2016/17 to date. The average number of bids per household during this period was 13.

**6. Proposed Plan for 2017/18**

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 2017/18 based on the trend across recent years. This is offset by the expected number of affordable and social rent new builds which are expected to be completed this year. It is anticipated that 1,057 properties will be available for let during the course of the year.

6.2 It should be noted that the continued increased percentage of lettings to households in the homeless priority group will impact on the number of lettings available to the other four priority groups. However this is mitigated by achieving the aim of reducing the number of households in temporary accommodation.

6.3 The remaining lettings not targeted to priority homeless have been spread across the other priority bands to ensure that rehousing opportunities are allocated to those in the highest need. Groups in these bands who will benefit from the remaining lets include emergency cases (e.g. those we agreed to move as a result of violence) care leavers, homeless prevention, medical needs and households who are overcrowded by one bedroom.

6.4 The housing register at the end of December 2016 had 9,449 households registered. Between April 2016 and December 2016, 797 properties were advertised to let, almost 100 less properties than in the same period in 2015. The number of properties available to let continues to reduce and the number of households on the Housing Register continues to increase, showing the extent to which demand outweighs supply.

6.5 There are 781 households registered in band 1 as under occupiers, this is a decrease of 10 from last year. The Trading Places Team continues to work with this group in order to release larger homes supporting the Housing Strategy. This remains a key priority for 2017/18 and the Trading Places Team are utilising other options to obtain moves such as facilitating mutual exchange moves and

chain lettings. The table below represents properties released via the Trading Places Team and the size property they moved to.

	Bed size moved to				Total Moves
Bed Size released	1	2	3	4+	
2	16				16
3	14	10			24
4+	2	5	4	0	11
Total	32	15	4	0	51

- 6.6 This year the team continued supporting tenants both generally under occupying and those affected by the bedroom tax. The intensive support work carried out by the team has meant that out of the 51 tenants moved, 27 are no longer affected by the bedroom tax and as such are no longer at such a high risk of eviction.
- 6.7 The team has also facilitated a series of chain lettings. Specifically, 16 two bedroom properties released have been advertised as preference to decant or homeless households, helping to alleviate the large numbers of homeless families in temporary accommodation. 5 larger sized properties have all been advertised as preference to overcrowded tenants which has worked to tackle both the issues of overcrowding within the borough as well as the lack of general supply and relets.
- 6.8 Trading Places continued to work effectively with Housing Benefit and the different housing providers around the more effective use of the discretionary housing payment budget and will continue to provide support to those tenants affected by the bedroom tax who are actively seeking to downsize. The project is currently supporting 191 tenants to move; 95 of which are affected by the bedroom tax and who are reliant on the continuous support provided by the team to ensure a move to a smaller, more affordable home.
- 6.9 There are currently 195 cases registered with a decant need. As the council's major regeneration schemes on Excalibur, Heathside & Lethbridge, Milford Towers, and Deptford continue to progress a percentage of lets will need to be made available to this client group.
- 6.10 Move on within the supported housing pathway remains a core priority for Lewishams single homeless intervention team and other supported 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 much better manage the flow of people through supported housing and other pathways. These properties are currently the only form of move on from the Supported

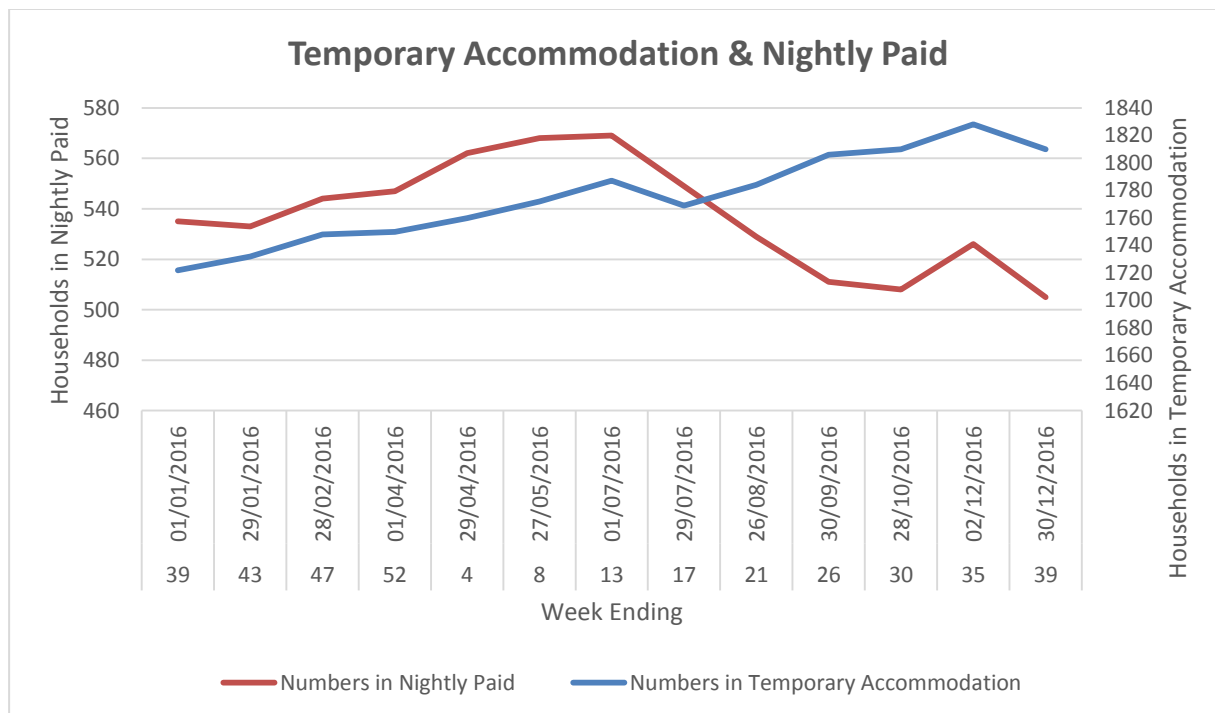
Housing Pathway, of which there are currently over 530 units of accommodation.

- 6.11 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 “de-silt” these schemes. This is being project managed by the Mental Health Trust in collaboration with Housing. As part of a wide-ranging review commissioned by the Council and conducted by SITRA, an additional c.300 units of Mental Health accommodation will be made available as part of the Mental Health pathway and will be accessed via the local authority.
- 6.12 The use of supported housing pathways and initiatives such as housing first forms a key part of the Councils efforts to address the rising number of rough sleepers in the borough.
- 6.13 The young person’s pathway has been expanded with another 25 units to accommodate the number of young people approaching for support.
- 6.14 There were 123 lets to supported housing move on cases in 2015/16, and there are currently 57 supported housing move on clients on the Housing Register.
- 6.15 452 households that were on the housing register as at the end of December 2016 lack two or more bedrooms, a slight increase from December 2015 where there were 446 such households on the register. 31 seriously overcrowded households moved between April 2016 and December 2016, representing a 48% decrease on the same period in 2015. A total of 69 seriously overcrowded properties moved in 2015/16. Targets will continue to be set for this group in 2016/17 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.
- 6.16 The GLA have calculated that Lewisham will be required to contribute 51 properties to the Housing Moves scheme in 2017/18. The breakdown of units is outlined below.

	Q1	Q2	Q3	Q4	TOTAL
<b>1-beds</b>	4	4	4	4	16
<b>2-beds</b>	6	6	6	6	24
<b>3-beds</b>	3	3	2	3	11
<b>TOTAL</b>	13	13	12	13	51

- 6.17 There were 1,814 households in temporary accommodation at the end of December 2016, an increase of 53% compared to March 2013 and a 4% increase on the number of households in temporary accommodation at the end of March 2016.
- 6.18 Whilst the number of households in temporary accommodation has increased compared to March 2016, the number of households in Nightly Paid accommodation has decreased by 8% over this period. This reflects the positive effect of an ongoing focus on prevention work, increased lettings to this priority group and the expansion of the temporary accommodation portfolio. The below table shows the trend in numbers in Temporary Accommodation and Nightly

Paid accommodation throughout the course of 2016.



6.19 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. It is however, administratively intensive and requires ongoing monthly monitoring of performance against targets in order to ensure that targets within the plan are reached. 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 thereafter if changes to the plan are required.

## 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 Council regeneration schemes are currently performing successfully. 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 any delays in such programmes would have a negative impact on those plans.

## 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 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 29<sup>th</sup> 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.160AZ(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.

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.

8.11 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: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>

8.12 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:

1. The essential guide to the public sector equality duty
2. Meeting the equality duty in policy and decision-making
3. Engagement and the equality duty
4. Equality objectives and the equality duty
5. Equality information and the equality duty

8.13 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: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

## **9. Crime and Disorder Implications**

- 9.1 The allocations scheme recognises the importance of housing in responding to the needs of victims of crime who can be awarded emergency priority where their life is in danger and their case is supported by the police. These include applicants under the witness protection program. Furthermore, the scheme contributes to reducing offending and awards priority for offenders (dependent upon the nature of their offence), imprisoned for over 13 weeks who relinquish their existing social tenancy.

## **10. Equalities Implications**

- 10.1 An assessment of the equalities issues arising from the Lettings Plan has been carried out in order to comply with the council's duties under the Equalities Act 2010 and is appended at Appendix 8.
- 10.2 The lettings plan priorities have generally positive impacts, and reflect the need to focus targets on key local and national priorities around housing need. The allocation of targets to each band ensures that all groups with priority under the allocations scheme receive a percentage of lettings.
- 10.3 Applicants who join the housing register are asked to complete monitoring in relation to their gender, age, ethnicity, disability, sexual orientation and religion or belief. The tables in in the attached Equality Impact Assessment show the ethnic profile of lettings by bedroom size for 2014/15 and 2015/16.
- 10.4 The lettings outturn for different ethnic groups showed a similar profile to previous periods and there were no significant increases or reduction across groups. The number of households not disclosing their ethnicity remains high. When implementing the new Allocation Policy in October 2012 we also introduced a new housing application with an updated ethnic monitoring form which will help us improve the data we capture.
- 10.5 There are some negative impacts to the proposal to allocate a higher proportion of social housing lettings to homeless households than other priority areas, particularly on overcrowded households within the social sector and the private rented sector where applicants are predominantly from BME origins and applications where the lead applicant is female.
- 10.6 However, this negative impact is balanced by the positive impact that will be seen on the same protected groups through the increased lettings made to homeless applicants who will then be moved on from temporary accommodation into settled housing.
- 10.7 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. It is

however, administratively intensive and requires ongoing monthly monitoring of performance against targets in order to ensure that targets within the plan are reached. 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 thereafter if changes to the plan are required.

## **11. Environmental Implications**

11.1 There are no environmental implications.

## **12. Background documents and originator**

12.1 There are no background documents associated with this report.

12.2 If you require more information on this report please contact Genevieve Macklin, Head of Strategic Housing on 0208 314 6057.

## Appendix 1 – Lettings Plan 2017/18

Band & Rehousing Reason	Bed Size					Total	% of general lets	% of all lets
	0 bed	1 bed	2 bed	3 bed	4 bed +			
<b>Band 1</b>								
Decant		66	68	10	6	150	16.52%	14.23%
Un Occ High Demand		30	20	4	0	54	5.95%	5.12%
All other band 1	0	10	8	4	1	23	2.53%	2.18%
<b>Total Band 1</b>	<b>0</b>	<b>106</b>	<b>96</b>	<b>18</b>	<b>7</b>	<b>227</b>	<b>25.00%</b>	<b>21.54%</b>
<b>Band 2</b>								
Overcrowded by 2 bed or more	0	0	4	15	10	29	3.19%	2.75%
Supported Housing Move On	30	114	2	0	0	146	16.08%	13.85%
All other band 2	0	15	15	8		38	4.19%	3.61%
<b>Total Band 2</b>	<b>30</b>	<b>129</b>	<b>21</b>	<b>23</b>	<b>10</b>	<b>213</b>	<b>23.46%</b>	<b>20.21%</b>
<b>Band 3</b>						0		
Priority Homeless	6	30	210	130	15	391	43.06%	37.10%
All other band 3	15	40	2	20	0	77	8.48%	7.31%
<b>Total Band 3</b>	<b>21</b>	<b>70</b>	<b>212</b>	<b>150</b>	<b>15</b>	<b>468</b>	<b>51.54%</b>	<b>44.40%</b>
<b>Grand Total</b>	<b>51</b>	<b>305</b>	<b>329</b>	<b>191</b>	<b>32</b>	<b>908</b>	<b>100.00%</b>	<b>86.15%</b>
Special Lets	Bed Size					Total	% of Special lets	% of all lets
	0 bed	1 bed	2 bed	3 bed	4 bed +			
Temp to Perm	0	5	15	7	1	28	29.47%	2.66%
Sheltered	9	40	1	0	0	50	52.63%	4.74%
Disabled	0	10	4	3	0	17	17.89%	1.61%
<b>Total Special Lets</b>	<b>9</b>	<b>55</b>	<b>20</b>	<b>10</b>	<b>1</b>	<b>95</b>	<b>100.00%</b>	<b>9.01%</b>
Housing Moves		16	24	11	0	51		4.84%
<b>Overall total lets</b>	<b>60</b>	<b>376</b>	<b>373</b>	<b>212</b>	<b>33</b>	<b>1054</b>		<b>100.00%</b>

## Appendix 2 - Total Lettings – 2015/16

Band & Rehousing Reason	Bed Size					Grand Total	% of General Lets	% of Total Lets
	0 bed	1 bed	2 bed	3 bed	4 bed +			
<b>Band 1</b>								
Decant		17	7	8	1	33	2.8%	2.6%
Emergency		1	4	3		8	0.7%	0.6%
Exceptional Medical				1		1	0.1%	0.1%
Leaving Care	3	39	5			47	4.0%	3.7%
Leaving Institutions		1				1	0.1%	0.1%
Management Discretion 1		4				4	0.3%	0.3%
Retiring Lbl Tnt Emp		2	2	1		5	0.4%	0.4%
Starred decant priority			2			2	0.2%	0.2%
Success Too Large Pr		3				3	0.3%	0.2%
Un Occ High Demand		59	17	4		80	6.8%	6.3%
<b>Band 1 Total</b>	<b>3</b>	<b>126</b>	<b>37</b>	<b>17</b>	<b>1</b>	<b>184</b>	<b>15.7%</b>	<b>14.4%</b>
<b>Band 2</b>								
Homeless Prevention		9	63	3		75	6.4%	5.9%
Medical High		9	1	4		14	1.2%	1.1%
Overcrowded by 2 bed or more			4	49	16	69	5.9%	5.4%
Supported Housing Move On	39	84				123	10.5%	9.6%
<b>Band 2 Total</b>	<b>39</b>	<b>102</b>	<b>68</b>	<b>56</b>	<b>16</b>	<b>281</b>	<b>24.0%</b>	<b>22.0%</b>
<b>Band 3</b>								
Former armed forces personnel		1				1	0.1%	0.1%
Management Discretion 3		1				1	0.1%	0.1%
Medical Low	4	46	2	1	1	54	4.6%	4.2%
Overcrowded By 1 Bed	3	43		29	5	80	6.8%	6.3%
Priority Homeless	6	41	329	148	17	541	46.2%	42.3%
Welfare	8	22				30	2.6%	2.3%
<b>Band 3 Total</b>	<b>21</b>	<b>154</b>	<b>331</b>	<b>178</b>	<b>23</b>	<b>707</b>	<b>60.3%</b>	<b>55.3%</b>
<b>Grand Total</b>	<b>63</b>	<b>382</b>	<b>436</b>	<b>251</b>	<b>40</b>	<b>1172</b>	<b>100.0%</b>	<b>91.6%</b>
Special Lets	Bed Size					Grand Total	% of Special Lets	% of Total Lets
	0 bed	1 bed	2 bed	3 bed	4 bed +			
Sheltered	10	61	1			72	75.8%	5.6%
Disabled		8	11	3	1	23	24.2%	1.8%
<b>Total Special Lets</b>	<b>10</b>	<b>69</b>	<b>12</b>	<b>3</b>	<b>1</b>	<b>95</b>	<b>100.0%</b>	<b>7.4%</b>
Housing Moves		5	4	3		12		0.9%
<b>Overall Total Lets</b>	<b>73</b>	<b>456</b>	<b>452</b>	<b>257</b>	<b>41</b>	<b>1279</b>		<b>100.0%</b>

### Appendix 3 – Total Lettings 16/17 – (1<sup>st</sup> April '16 – 30<sup>th</sup> December '16)

Band & Rehousing Reason	Bed Size					Grand Total	% of General Lets	% of Total Lets
	0 bed	1 bed	2 bed	3 bed	4 bed +			
<b>Band 1</b>								
Decant		8	8	10	5	31	5.6%	5.1%
Emergency		1	1	2	2	6	1.1%	1.0%
Leaving Care		23	3			26	4.7%	4.3%
Management Discretion 1		5				5	0.9%	0.8%
Retiring Lbl Tnt Emp			3	1	1	5	0.9%	0.8%
Success Too Large Pr		3				3	0.5%	0.5%
Un Occ High Demand		18	14	1		33	6.0%	5.5%
<b>Band 1 Total</b>	<b>0</b>	<b>58</b>	<b>29</b>	<b>14</b>	<b>8</b>	<b>109</b>	<b>19.8%</b>	<b>18.0%</b>
<b>Band 2</b>								
Homeless Prevention		8	15	3		26	4.7%	4.3%
Management Discretion 2		2				2	0.4%	0.3%
Medical High		3	2	5	2	12	2.2%	2.0%
Overcrowded by 2 bed or more			4	16	11	31	5.6%	5.1%
Supported Housing Move On	13	71				84	15.3%	13.9%
<b>Band 2 Total</b>	<b>13</b>	<b>84</b>	<b>21</b>	<b>24</b>	<b>13</b>	<b>155</b>	<b>28.2%</b>	<b>25.7%</b>
<b>Band 3</b>								
Improvement Order		1				1	0.2%	0.2%
Medical Low	2	11	1			14	2.5%	2.3%
Overcrowded By 1 Bed	3	7		10	1	21	3.8%	3.5%
Priority Homeless	4	15	138	65	11	233	42.4%	38.6%
Welfare	3	14				17	3.1%	2.8%
<b>Band 3 Total</b>	<b>12</b>	<b>48</b>	<b>139</b>	<b>75</b>	<b>12</b>	<b>286</b>	<b>52.0%</b>	<b>47.4%</b>
<b>Grand Total</b>	<b>25</b>	<b>190</b>	<b>189</b>	<b>113</b>	<b>33</b>	<b>550</b>	<b>100.0%</b>	<b>0.2%</b>
Special Lets	Bed Size					Grand Total	% of Special Lets	
	0 bed	1 bed	2 bed	3 bed	4 bed +			
Sheltered	3	32	1			36	78.3%	6.0%
Disabled		4	3	3		10	21.7%	1.7%
<b>Total Special Lets</b>	<b>3</b>	<b>36</b>	<b>4</b>	<b>3</b>		<b>46</b>	<b>100.0%</b>	<b>7.6%</b>
Housing Moves		3	4	1		8		1.3%
<b>Overall Total Lets</b>	<b>28</b>	<b>229</b>	<b>197</b>	<b>117</b>	<b>33</b>	<b>604</b>		<b>100.0%</b>

**Appendix 4 - Average waiting times based on lettings outcomes (weeks)  
2015/16**

Band & Rehousing Reason	Bed Size					Grand Total
	0 bed	1 bed	2 bed	3 bed	4 bed +	
<b>Band 1</b>						
Decant		98.4	151.4	116.3	123.7	114.3
Emergency		0.8	34.7	20.0		22.3
Exceptional Medical				9.9		9.9
Leaving Care	15.3	56.2	34.6			51.2
Leaving Institutions		4.9				4.9
Management Discretion 1		7.9				7.9
Retiring Lbl Tnt Emp		2.1	45.6	39.7		30.1
Starred decant priority		6.7	48.2			34.4
Success Too Large Pr		5.9				5.9
Un Occ High Demand		221.8	407.6	97.5		254.2
<b>Band 1 Average</b>	15.3	136.0	229.3	84.1	123.7	148.1
<b>Band 2</b>						
Homeless Prevention		14.3	56.7	51.8		51.4
Management Discretion 2		3.4				3.4
Medical High		121.1	343.3	109.4		161.2
Overcrowded by 2 bed or more			55.1	90.0	206.4	114.7
Supported Housing Move On	7.6	12.0				10.8
<b>Band 2 Average</b>	7.6	25.5	72.7	89.4	206.4	58.7
<b>Band 3</b>						
Former armed forces personnel		33.7				33.7
Improvement Order		44.4				44.4
Management Discretion 3		11.1				11.1
Medical Low	98.9	106.7	177.2	344.3	795.4	125.2
Overcrowded By 1 Bed	97.8	106.4	38.9	263.9	202.5	165.7
Priority Homeless	51.6	45.6	92.8	109.9	136.8	94.8
Welfare	34.5	64.4				58.1
<b>Band 3 Average</b>	54.1	80.5	93.2	136.2	180.7	101.3
<b>Grand Total</b>	<b>29.7</b>	<b>84.5</b>	<b>101.9</b>	<b>122.3</b>	<b>188.9</b>	<b>99.2</b>



**Appendix 5 - Average waiting times based on lettings outcomes (weeks) - April  
1<sup>st</sup> 2016 – 30<sup>th</sup> December 2016**

Band & Rehousing Reason	Bed Size					Grand Total
	0 bed	1 bed	2 bed	3 bed	4 bed +	
<b><u>Band 1</u></b>						
Decant		180.7	140.3	155.0	137.1	155.0
Emergency		15.1	21.7	62.1	18.2	30.4
Leaving Care		50.5	39.0			49.2
Management Discretion 1		37.7				37.7
Retiring Lbl Tnt Emp			43.2	36.6	93.3	51.9
Success Too Large Pr		22.6				22.6
Un Occ High Demand		233.4	286.1	20.7		249.1
<b><u>Band 1 Average</u></b>		<b>129.1</b>	<b>192.5</b>	<b>123.7</b>	<b>101.9</b>	<b>143.4</b>
<b><u>Band 2</u></b>						
Homeless Prevention		14.6	91.7	66.6		65.1
Management Discretion 2		78.6				78.6
Medical High		32.3	101.4	94.6	107.3	77.6
Overcrowded by 2 bed or more			48.3	76.4	175.6	108.0
Supported Housing Move On	6.4	8.4				8.1
<b><u>Band 2 Average</u></b>	<b>6.4</b>	<b>11.9</b>	<b>84.3</b>	<b>80.1</b>	<b>165.1</b>	<b>44.5</b>
<b><u>Band 3</u></b>						
Former armed forces personnel		44.6				44.6
Improvement Order		35.1				35.1
Medical Low	42.4	200.8	68.1			165.6
Overcrowded By 1 Bed	46.5	49.3	69.9	263.2	388.3	166.9
Priority Homeless	140.9	19.9	120.6	123.0	176.9	117.0
Welfare	105.7	85.7				88.3
<b><u>Band 3 Average</u></b>	<b>90.5</b>	<b>90.7</b>	<b>119.6</b>	<b>143.3</b>	<b>194.5</b>	<b>119.9</b>
<b><u>Total Average</u></b>	<b>51.5</b>	<b>71.3</b>	<b>127.4</b>	<b>126.8</b>	<b>160.5</b>	<b>104.3</b>

## Appendix 6 - Let's to Affordable Rent properties 2015/16

Band & Rehousing Reason	Bed Size					Grand Total
	0 bed	1 bed	2 bed	3 bed	4 bed +	
<b><u>Band 1</u></b>						
Decant		4	3			7
Emergency		1		1		2
Exceptional Medical				2		2
Leaving Care	1	4	1			6
Retiring Lbl Tnt Emp		2				2
Un Occ High Demand		12	3	2		17
<b><u>Band 1 Total</u></b>	<b>1</b>	<b>23</b>	<b>7</b>	<b>5</b>		<b>36</b>
<b><u>Band 2</u></b>						
Homeless Prevention		2	20	1		23
Medical High		5	2	3		10
Overcrowded by 2 bed or more			1	8	6	15
Supported Housing Move On	1	15				16
<b><u>Band 2 Total</u></b>	<b>1</b>	<b>22</b>	<b>23</b>	<b>12</b>	<b>6</b>	<b>64</b>
<b><u>Band 3</u></b>						
Medical Low		19	2			21
Overcrowded By 1 Bed	1	10	2	4	4	21
Priority Homeless	1	24	74	32	3	134
Welfare		3	1			4
<b><u>Band 3 Total</u></b>	<b>2</b>	<b>56</b>	<b>79</b>	<b>36</b>	<b>7</b>	<b>180</b>
<b><u>Grand Total</u></b>	<b>4</b>	<b>101</b>	<b>109</b>	<b>53</b>	<b>13</b>	<b>280</b>

**Appendix 7 - Let's to Affordable Rent properties 2016/17 – (1<sup>st</sup> April 2016 to 30<sup>th</sup> December 2016)**

Band & Rehousing Reason	Bed Size					Grand Total
	0 bed	1 bed	2 bed	3 bed	4 bed +	
<b><u>Band 1</u></b>						
Decant					1	1
Exceptional Medical			1			1
Leaving Care		3				3
Retiring Lbl Tnt Emp			1			1
Un Occ High Demand		1	1	1		3
<b><u>Band 1 Total</u></b>		4	3	1	1	9
<b><u>Band 2</u></b>						
Homeless Prevention		2	2	1		5
Management Discretion 2		1				1
Medical High		1	2	5	2	10
Overcrowded by 2 bed or more				4	4	8
Supported Housing Move On	1	15				16
<b><u>Band 2 Total</u></b>	1	19	4	10	6	40
<b><u>Band 3</u></b>						
Medical Low		2				2
Overcrowded By 1 Bed		2	1	4	1	8
Priority Homeless	1	9	18	14	7	49
<b><u>Band 3 Total</u></b>	1	13	19	18	8	59
<b><u>Grand Total</u></b>	2	36	26	29	15	108

# **Annual Lettings Plan 2016-17**

## **Equalities Analysis Assessment**

## **1 Introduction**

- 1.1 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.
- 1.2 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.

## **2 Key Considerations**

- 2.1 The lettings plan priorities have generally positive impacts, and reflect the need to focus targets on key local and national priorities around housing need. The allocation of targets to each band ensures that all groups with priority under the allocations scheme receive a percentage of lettings.
- 2.2 Applicants who join the housing register are asked to complete monitoring in relation to their gender, age, ethnicity, disability, sexual orientation and religion or belief. The following tables show the ethnic profile of the borough as at the time of the 2011 census and the ethnic profile of lettings by bedroom size for 2014/15 and 2015/16.
- 2.3 The lettings outturn for different ethnic groups showed a similar profile to previous periods and there were no significant increases or reduction across groups. The number of households not disclosing their ethnicity remains high. When implementing the new Allocation Policy in October 2012 we also introduced a new housing application with an updated ethnic monitoring form which will help us improve the data we capture.
- 2.4 There are some negative impacts to the proposal to allocate a higher proportion of social housing lettings to homeless households than other priority areas, particularly on overcrowded households within the social sector and the private rented sector where applicants are predominantly from BME origins and applications where the lead applicant is female.
- 2.5 However, this negative impact is balanced by the positive impact that will be seen on the same protected groups through the increased lettings made to homeless applicants who will then be moved on from temporary accommodation into settled housing.
- 2.6 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. It is however, administratively intensive and requires ongoing monthly monitoring of performance against targets in order to ensure that targets within the plan are reached. 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 thereafter if changes to the plan are required.

### 3 Ethnic Profile of the London Borough of Lewisham – 2011 Census

<b>Ethnicity</b>	<b>Total</b>	<b>%</b>
White	147,684	54%
Mixed	20,468	7%
Asian or Asian British	25,533	9%
Black or Black British	74,933	27%
Other Ethnic Groups	7,251	3%
<b>Total</b>	<b>275,869</b>	

#### 4 Ethnicity Monitoring of Lettings 2015/16

Ethnic Monitoring of Lettings	Studio		1 bed		2 bed		3 bed		4+ bed		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
African	12	0.9%	50	3.9%	85	6.7%	54	4.3%	11	0.9%	212	16.7%
Any other Asian background	2	0.2%	8	0.6%	8	0.6%	8	0.6%		0.0%	26	2.1%
Any other Black/ African/ Caribbean background	1	0.1%	15	1.2%	17	1.3%	4	0.3%	2	0.2%	39	3.1%
Any other ethnic group	3	0.2%	11	0.9%	13	1.0%	10	0.8%	2	0.2%	39	3.1%
Any other mixed/ multiple ethnic background		0.0%	7	0.6%	7	0.6%	2	0.2%		0.0%	16	1.3%
Any other White background	4	0.3%	26	2.1%	15	1.2%	19	1.5%	2	0.2%	66	5.2%
Arab		0.0%		0.0%	1	0.1%	1	0.1%		0.0%	2	0.2%
Bangladeshi		0.0%	2	0.2%	1	0.1%	1	0.1%		0.0%	4	0.3%
Caribbean	17	1.3%	95	7.5%	77	6.1%	49	3.9%	10	0.8%	248	19.6%
Chinese	1	0.1%	4	0.3%	8	0.6%	2	0.2%		0.0%	15	1.2%
English/Welsh/Scottish/Northern Irish/British	15	1.2%	130	10.3%	69	5.4%	23	1.8%	3	0.2%	240	18.9%
Indian		0.0%		0.0%	3	0.2%	1	0.1%		0.0%	4	0.3%
Irish		0.0%	2	0.2%	3	0.2%		0.0%		0.0%	5	0.4%
Not disclosed	13	1.0%	85	6.7%	128	10.1%	72	5.7%	9	0.7%	307	24.2%
White and Asian		0.0%	1	0.1%	2	0.2%		0.0%		0.0%	3	0.2%
White and Black African	1	0.1%	2	0.2%	2	0.2%	2	0.2%		0.0%	7	0.6%
White and Black Caribbean	4	0.3%	13	1.0%	9	0.7%	6	0.5%	2	0.2%	34	2.7%
<b>Grand Total</b>	<b>73</b>	<b>5.8%</b>	<b>451</b>	<b>35.6%</b>	<b>448</b>	<b>35.4%</b>	<b>254</b>	<b>20.0%</b>	<b>41</b>	<b>3.2%</b>	<b>1267</b>	<b>100.0%</b>

## 5 Ethnicity Monitoring of Lettings 2015/16 – (1<sup>st</sup> April '15 – 30<sup>th</sup> December'16)

Ethnic Monitoring of Lettings	1 Bed		2 bed		3 bed		4+ Bed		Studio		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
African	37	6.2%	29	4.9%	33	5.5%	6	1.0%	3	0.5%	108	18.1%
Any other Asian background	3	0.5%	6	1.0%	7	1.2%		0.0%		0.0%	16	2.7%
Any other Black/ African/ Caribbean background	6	1.0%	3	0.5%	2	0.3%	2	0.3%	1	0.2%	14	2.3%
Any other ethnic group	6	1.0%	5	0.8%	1	0.2%	2	0.3%	1	0.2%	15	2.5%
Any other mixed/ multiple ethnic background	5	0.8%	3	0.5%	1	0.2%		0.0%	1	0.2%	10	1.7%
Any other White background	7	1.2%	9	1.5%	6	1.0%	3	0.5%	3	0.5%	28	4.7%
Arab		0.0%	1	0.2%		0.0%		0.0%		0.0%	1	0.2%
Bangladeshi		0.0%	1	0.2%	1	0.2%		0.0%		0.0%	2	0.3%
Caribbean	45	7.6%	38	6.4%	10	1.7%	10	1.7%	5	0.8%	108	18.1%
Chinese	6	1.0%	3	0.5%	1	0.2%		0.0%		0.0%	10	1.7%
English/Welsh/Scottish/Northern Irish/British	58	9.7%	26	4.4%	21	3.5%	2	0.3%	6	1.0%	113	19.0%
Indian		0.0%	1	0.2%		0.0%		0.0%		0.0%	1	0.2%
Irish	1	0.2%		0.0%		0.0%		0.0%	1	0.2%	2	0.3%
Not disclosed	42	7.0%	60	10.1%	27	4.5%	7	1.2%	5	0.8%	141	23.7%
Pakistani		0.0%	2	0.3%		0.0%		0.0%		0.0%	2	0.3%
White and Asian	1	0.2%		0.0%		0.0%		0.0%		0.0%	1	0.2%
White and Black African		0.0%	1	0.2%	5	0.8%	1	0.2%		0.0%	7	1.2%
White and Black Caribbean	9	1.5%	5	0.8%	1	0.2%		0.0%	2	0.3%	17	2.9%
<b>Grand Total</b>	<b>226</b>	<b>37.9%</b>	<b>193</b>	<b>32.4%</b>	<b>116</b>	<b>19.5%</b>	<b>33</b>	<b>5.5%</b>	<b>28</b>	<b>4.7%</b>	<b>596</b>	<b>100.0%</b>