



## Cabinet Member Report

<b>Decision Maker:</b>	Councillor David Harvey Cabinet Member for Housing
<b>Date:</b>	29 March 2021
<b>Classification:</b>	General Release
<b>Title:</b>	Supply and Allocation of Social Housing 2020/21
<b>Wards Affected:</b>	All
<b>City for All Summary:</b>	Demand exceeds supply for social housing across the city and the approach to letting social homes set out in this Report aims to take account of the needs of the different households with priority for social housing. The overall aim is to achieve a balanced and transparent approach to letting social homes during 2020/21 and which takes account of the council's key priorities.
<b>Key Decision:</b>	Yes
<b>Financial Summary:</b>	The gross Housing General Fund homelessness budget for 2020/21 is £59.7m. Of this sum approximately £50.7m relates to the provision of temporary accommodation.
<b>Report of:</b>	Neil Wightman, Director of Housing

## 1. Executive Summary

- 1.1 In line with the Housing Allocations Scheme, the annual Supply and Allocation of Social Housing Report estimates the proportion of social lettings to be made to each of the priority groups on the council's waiting list, based on available supply (known as projections).
- 1.2 The recommended projections for 2020/21 are outlined below (which are detailed in Appendix B) and take into account competing demands for social housing and the council's statutory duties and strategic priorities. The emergency lettings approach taken earlier in the year has also been considered.

	Community Supportive Housing (Sheltered)		General Needs					Total	%
	Studio	1-Bed	Studio	1-Bed	2-Bed	3-Bed	4+ Bed		
Existing WCC tenants	4	34	4	92	77	41	12	264	46%
Homeless households	2	3	20	40	60	24	1	150	26%
Housing Register	31	20	47	47	9	6	0	160	28%
<b>Total</b>	<b>37</b>	<b>57</b>	<b>71</b>	<b>179</b>	<b>146</b>	<b>71</b>	<b>13</b>	<b>574</b>	

- 1.3 Assessing supply for 2020/21 is difficult due to the impact of the pandemic and the estimate of 574 social homes being available is lower than in normal circumstances and could change.
- 1.4 The proportion of lettings to existing tenants is higher than in previous years, as more homes are required for tenants needing to move to enable the housing renewal programme to proceed than in the past. The equalities impacts of this have been considered and find that while it will result in fewer lettings to some other groups in the short/medium term - in the longer term housing renewal will increase supply for all those in need.
- 1.5 A temporary approach to employment points is being taken due to the pandemic for six months from October 2020. For this period, workers will no longer lose their points if they lose their job and do not get another one within one month. This applies where a job is lost due to the pandemic and the applicant registers and works with the council's employment service.
- 1.6 The Report also looks at the impact of the council's homelessness policies and notes that 54 households were made private rented sector offers (PRSOs) during 2019/20. Households are prioritised for PRSOs in different locations in bands, in line with their needs and the majority (47) moved to homes in Greater London, outside Westminster or adjacent boroughs (Band 2). Given the shortage of affordable private rented sector housing the criteria for these bands is considered robust. A new action plan for procuring private rented homes for homeless households is in Appendix D.

## **2. Recommendations**

That the Cabinet Member for Housing:

- 2.1 Agree the proposed approach to social lettings set out in table 4 and Appendix B and that it is noted that this approach could change due to the impact of the pandemic, if a further emergency approach is needed for example.
- 2.2 Note the temporary approach to employment points, as set out in 4.11–4.15 sections of the report.
- 2.3 Agree the Action Plan for procuring private rented properties for homeless households for 2020/21 in Appendix D. This will form part of the Accommodation Procurement Policy for Homeless Households.

## **3. Reasons for Decision**

- 3.1 The City Council's Housing Allocations Scheme is read alongside the annual Supply and Allocation of Social Housing Report, which sets out the proportion of social housing the council expects to let to the different groups in need. These lettings projections are needed to guide the approach to lettings during the year.
- 3.2 The Supply and Allocation of Social Housing Report is also needed to consider wider policy and lettings issues relating to social housing and in particular to consider the impacts of the council's homelessness policies agreed in 2017.

## **4. Background, including Policy Context**

- 4.1 Each year the council publishes a Supply and Allocation of Social Housing Report. These reports not only relate to the letting of social homes but announce related policy changes and consider the impacts of other associated policies.
- 4.2 *Social housing lettings*  
The council's Housing Allocation Scheme needs to be read in conjunction with these reports<sup>1</sup>, as the Scheme refers to 'annual lettings projections' being made through them. These 'lettings projections' set out the proportion of social housing, which the council aims to let to the different groups with priority.
- 4.3 In order to recommend 'lettings projections' for 2020/21, a range of factors have been taken into account, including:
  - a) the council's statutory obligations
  - b) the council's strategic priorities, such as;

---

<sup>1</sup> [www.westminster.gov.uk/housing-strategies#allocations-scheme](http://www.westminster.gov.uk/housing-strategies#allocations-scheme)

- the City for All Strategy<sup>2</sup>, which aims to increase supply by developing 1,850 new affordable homes by 2023, including through a housing renewal programme
  - the homelessness strategy<sup>3</sup>, which aims ‘to ensure a range of accommodation is available for homeless households’ and ‘to develop a temporary accommodation reduction strategy’, which has emerging aims to reduce numbers and costs
  - the Corporate Parenting Board Action Plan
- c) the varying and competing demands for social housing
- d) the need to re-balance allocations due to the emergency approach to lettings taken earlier in the year due to Covid-19 (see 4.5–4.10)
- 4.4 The aim is to take a balanced and transparent approach to the letting of social housing.
- 4.5 *The Impact of Covid-19*  
Due to the pandemic and lockdown, the council suspended most social lettings on 23<sup>rd</sup> March 2020. These resumed on 18<sup>th</sup> May 2020 in line with an Interim Allocations Statement and Government Guidance using safe lettings practices.
- 4.6 Direct offers were made in line with the following priorities, focusing on those needing to move for urgent reasons relating to the pandemic;

	<b>Priority</b>
<b>1</b>	Those fleeing domestic abuse/violence
<b>2</b>	Those with a medical need to move (and are not on the Government’s vulnerable list with recommendations to remain at home) or to eligible applicants to free up accommodation for those with a medical need to move
<b>3</b>	Where a property is uninhabitable and requires urgent repairs
<b>4</b>	Those that are statutorily overcrowded

- 4.7 Choice Based Lettings (CBL) was reintroduced on 18<sup>th</sup> May 2020 for homeless families, with an aim for it to be phased in for wider groups. On 13<sup>th</sup> July 2020<sup>4</sup> Choice Based Lettings was extended to single homeless people and from 20<sup>th</sup> July<sup>5</sup> to: overcrowded households living in council housing; households that need to move to enable the council’s housing renewal programme to go ahead; and households that needed to move for medical reasons. The normal approach to lettings resumed on 24<sup>th</sup> August.
- 4.8 Between 1<sup>st</sup> April and 23<sup>rd</sup> August 2020, 178 lettings were made, with the largest proportion being made to homeless households.

<sup>2</sup> [www.westminster.gov.uk/city-for-all](http://www.westminster.gov.uk/city-for-all)

<sup>3</sup> [www.westminster.gov.uk/housing-strategies#homelessness-strategy](http://www.westminster.gov.uk/housing-strategies#homelessness-strategy)

<sup>4</sup> [www.westminster.gov.uk/sites/default/files/interim\\_allocation\\_of\\_housing\\_statement\\_13\\_july\\_2020.pdf](http://www.westminster.gov.uk/sites/default/files/interim_allocation_of_housing_statement_13_july_2020.pdf)

<sup>5</sup> [www.westminster.gov.uk/sites/default/files/updated\\_interim\\_allocation\\_of\\_housing\\_statement\\_20.7.2020\\_final.pdf](http://www.westminster.gov.uk/sites/default/files/updated_interim_allocation_of_housing_statement_20.7.2020_final.pdf)

Figure 1: Social lettings 1<sup>st</sup> April–23<sup>rd</sup> August 2020

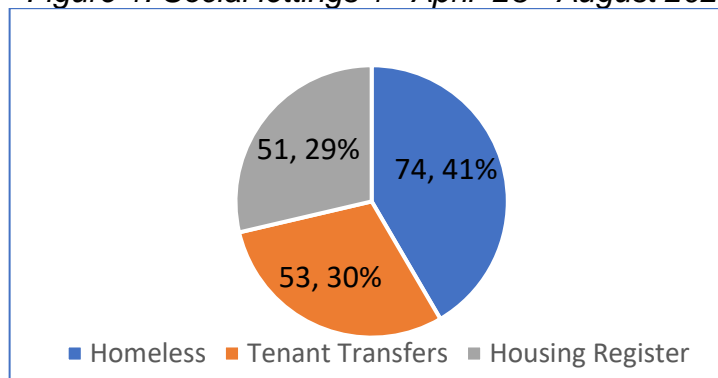


Table 1: Social lettings by bedroom size 1<sup>st</sup> April–23<sup>rd</sup> August 2020

Priority Group	Studio	1-Bed	2-Bed	3-Bed	4+ Bed	Total
Homeless	5	16	42	10	1	74
Tenant Transfers	1	17	19	13	3	53
Housing Register	8	39	4			51
<b>Total</b>	<b>14</b>	<b>72</b>	<b>65</b>	<b>23</b>	<b>4</b>	<b>178</b>

4.9 During the above period:

- 58% (103) of lettings were made by direct offer and 42% (75) via CBL
- 61% (109) were council properties and 39% (69) were to registered provider homes
- 8% (14) were made to Hostel Move-On applicants to enable rough sleepers accommodated under the national 'Everyone In' programme to access hostel places.

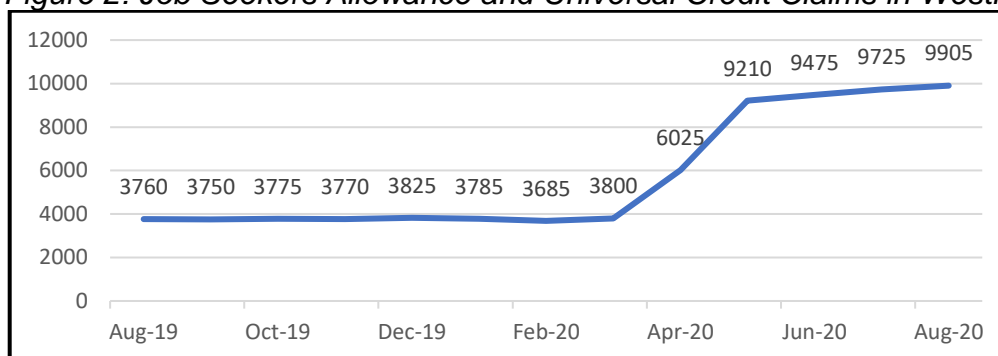
4.10 The impact of the interim lettings approach, which focused on moving those with the highest needs, resulted in some groups not being able to move when in normal circumstances they may have done, and the aim is to balance lettings for the remainder of the year.

4.11 Through the Allocation Scheme, some applicants are awarded additional points for being in employment or if they are homeless and working with the council's employment service to find work. Currently 792 households have these points.

4.12 Employment points are lost if an applicant/their partner loses their job and does not gain further employment (permanent or temporary) for at least 16 hours per week, within 28 days. They are also lost if their hours reduce to less than 16 per week.

4.13 Due to the pandemic, Westminster has seen rises in customers claiming out of work benefits and further households could lose their jobs or have reduced hours as a result of Covid-19.

*Figure 2: Job Seekers Allowance and Universal Credit Claims in Westminster*



4.14 Recognising that it is unfair to remove employment points from households that have lost their jobs, or have reduced hours, due to Covid-19, particularly when they may be close to being rehoused, discretion allowed in the Allocation Scheme has been used to temporarily amend this approach for six months from 5<sup>th</sup> October and employment points are not removed where the applicant or their partner has;

- lost their employment due to the impact of Covid-19 *and*
- registers and works continuously with the council's employment service (the Westminster Employment Service<sup>[1]</sup>) to find work.

4.15 Employment points will also be retained if an applicant no longer meets the criteria for them as they are now working less than the required minimum of 16 hours each week, due to the impact of Covid-19.

4.16 Homelessness policies

In 2017 the council published the new homelessness policies and the impacts of these are reported annually through the Supply and Allocation Report (see Section 6).

## 5. Lettings Projections for 2020/21

5.1 In order to project the number and proportion of lettings to different groups, available social housing supply during the year is firstly estimated. The usual approach is to estimate supply from planned new build development and from natural turnover (voids), based on trends.

5.2 Estimating supply is difficult for 2020/21 due to Covid-19. The pandemic has, and may continue to have, an impact on it, as it has;

- Delayed the completion of some new build social homes

<sup>[1]</sup> [www.westminster.gov.uk/employment](http://www.westminster.gov.uk/employment)

- Impacted on the willingness and ability of current tenants to move (creating supply through natural turnover).

5.3 The projected supply of 574 social homes from all sources for 2020/21, was estimated in the way described in 5.1, and then reduced downwards by 30% to take account of the impact of the pandemic and supply trends seen during the first half of 2020/21.

*Table 2a: Estimated social supply 2020/21*

Community Supportive Housing (Sheltered)		General Needs					
Studio	1-Bed	Studio	1-Bed	2-Bed	3-Bed	4+ Bed	Total
37	57	71	179	146	71	13	<b>574</b>
6%	10%	12%	31%	25%	12%	2%	

*Table 2b: Estimated social supply by type 2020/21*

	Studio	1-Bed	2-Bed	3-Bed	4+ Bed	Total	
New build (council)*	0	30	36	28	2	96	17%
New build (Registered Provider)	0	0	6	4	0	10	2%
Council turnover (voids)*	57	73	41	17	7	194	34%
Registered Provider (RP) turnover (voids)	10	82	40	13	1	146	26%
<b>Total net supply</b>	<b>67</b>	<b>185</b>	<b>122</b>	<b>62</b>	<b>11</b>	<b>446</b>	<b>78%</b>
Transfers	41	51	24	8	2	127	22%
<b>Total gross supply</b>	<b>108</b>	<b>236</b>	<b>146</b>	<b>71</b>	<b>13</b>	<b>574</b>	

\*Includes supply from Westminster Community Homes, the council's registered provider

5.5 Demand for social housing will continue to outstrip estimated supply during 2020/21.

The table below shows current demand (see Appendix C for a full breakdown).

*Table 3: Current Demand*

Housing Demand	Community Supportive Housing (Sheltered)		General Needs					Total	%
	Studio	1-Bed	Studio	1-Bed	2-Bed	3-Bed	4+ Bed		
Existing WCC Tenants	18	52	32	275	487	462	134	1,460	34%
Homeless Households	11	1	160	23	1,090	845	243	2,373	55%
Housing Register	125	28	158	34	47	38	21	451	11%
<b>Total</b>	<b>154</b>	<b>81</b>	<b>350</b>	<b>332</b>	<b>1,624</b>	<b>1,345</b>	<b>398</b>	<b>4,284</b>	

5.6 Taking into account the factors above in 4.3–4.4, table 4 summarises projected lettings to key groups and full details are in Appendix B. Projected lettings to council tenants that need to move to enable the housing renewal programme to proceed are

increased during 2020/21 in order to meet the requirements of the programme. While this means some other groups, including homeless households, will have reduced opportunities to move during the year overall the renewal programme will increase social supply.

Table 4: Projected Social Housing Lettings 2020/21

	Community Supportive Housing (Sheltered)		General Needs					Total	%
	Studio	1-Bed	Studio	1-Bed	2-Bed	3-Bed	4+ Bed		
<b>Existing WCC Tenants:</b> including those that are overcrowded, that need to move for medical reasons and to enable the housing renewal programme to proceed	4	34	4	92	77	41	12	264	46%
<b>Homeless Households:</b> the council has statutory rehousing duties towards	2	3	20	40	60	24	1	150	26%
<b>Housing Register:</b> including people moving on from supported housing and those needing to move for medical reasons	31	20	47	47	9	6	0	160	28%
<b>Total</b>	<b>37</b>	<b>57</b>	<b>71</b>	<b>179</b>	<b>146</b>	<b>71</b>	<b>13</b>	<b>574</b>	

5.7 These projections may change due to the pandemic as different groups may need to be prioritised and the supply estimates could change if there are further restrictions. Where possible however the aim is to let social homes in line with these general proportions.

## 6. Homelessness Policies

6.1 In 2017 the council published the following new homelessness policies<sup>6</sup> and the impacts of them are monitored and reported annually through this Report:

- **A Private Rented Sector Offers (PRSOs) Policy** setting out that PRSOs may be made to homeless households
- **An Accommodation Placement Policy** setting out how homeless households will be prioritised for private accommodation in different areas based on their needs (in three location Bands)
- **An Accommodation Procurement Policy for Homeless Households** setting out the principles that will be followed when the council is procuring private accommodation for homeless households. Its Action Plan, to ensure sufficient supply of accommodation to meet demand, is updated regularly.

<sup>6</sup> [www.westminster.gov.uk/housing-strategies#homelessness-policies](http://www.westminster.gov.uk/housing-strategies#homelessness-policies)

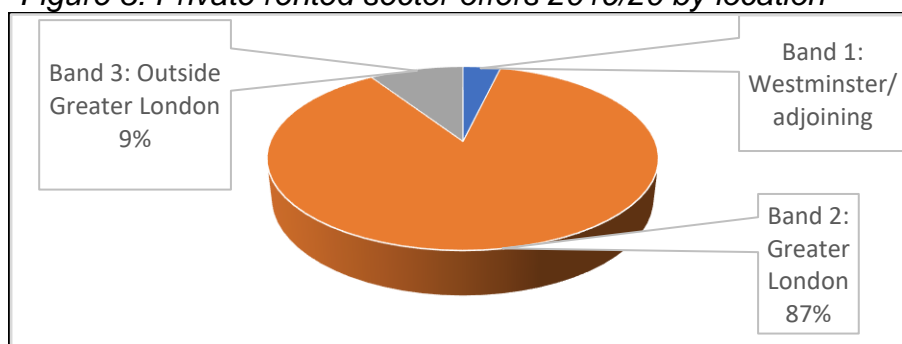


6.2 *The Accommodation Placement Policy and Private Rented Sector Offers (PRSO) Policy*

During 2019/20, 54 households were made successful PRSOs, making up 31% of all family sized lets to homeless households (120 family sized social lets were made during the same period). The focus was to offer PRSOs to those more newly accepted as homeless.

6.3 The majority (47 or 87%) of PRSOs were in Band 2 (Greater London) in various locations with the largest numbers in Ealing (5) and Enfield (5). Only two PRSOs were in Band 1 (Westminster or an adjoining borough) and 5, (9%) were outside London in Band 3, mainly in Surrey and Hertfordshire.

Figure 3: Private rented sector offers 2019/20 by location



6.4 The majority of PRSOs (52) were into 2-bedroom properties. 46 properties were procured through the Real Lettings Scheme, which involved £30m of council investment to provide housing with follow-on support from St Mungo's.

6.5 Procuring affordable properties for PRSOs within Local Housing Allowance (LHA) levels was challenging in 2019/20, with few available in central London. Even within Bands 2 and 3, there were limited properties for larger households and those affected by the Overall Benefit cap.

6.6 Given the shortage of affordable properties for PRSOs, particularly within Band 1, the approach of prioritising those with the highest needs for available properties in different locations remains necessary and the banding criteria is considered robust.

6.7 Temporary accommodation (TA) offers are also made in line with the Accommodation Placement Policy. Table 5 shows that the majority (54%) were in Band 2 (Greater London), although a significant proportion (42%) were also in Band 1 (Westminster and adjoining boroughs). Only 4% of TA lets were outside London, although a higher proportion of larger bedroom homes (3 bedrooms or more) were into Band 3 properties.

Table 5: Temporary Accommodation lets 2019/20

	Studio/ 1-Bed	2-Bed	3-Bed	4-Bed	5+ Bed	Total	%
<b>Band 1: Westminster/adjoining boroughs</b>	291	219	77	22	13	<b>622</b>	42%
%	47%	35%	12%	4%	2%		
<b>Band 2: Greater London</b>	312	301	113	51	21	<b>798</b>	54%

	Studio/ 1-Bed	2-Bed	3-Bed	4-Bed	5+ Bed	Total	%
%	39%	38%	14%	6%	3%		
<b>Band 3: Anywhere else</b>	4	26	18	10	5	<b>63</b>	4%
%	6%	41%	29%	16%	8%		
<b>Total</b>	<b>607</b>	<b>546</b>	<b>208</b>	<b>83</b>	<b>39</b>	<b>1,483</b>	
	41%	37%	14%	6%	3%		

#### 6.8 *The Accommodation Procurement Policy*

The Policy includes an action plan for ensuring accommodation for Temporary Accommodation and PRSOs. An updated Action Plan for 2020/21 is in Appendix D. Procurement activity overall is expected to reduce during 2020/21 due to the lockdown, when no new properties could be procured, and future activity is also uncertain due to pandemic.

### 7. Equalities Implications

7.1 An Equalities Impact Assessment (EIA) has been completed on the proposed 'projections'. As Appendix C shows, the housing list is made up of different groups in need. The EIA found that when looking at demand for social housing overall, certain groups with protected characteristics were overrepresented compared to their population share: Black, Asian and Middle Eastern households; women, the 25–44 and the 45–65 age groups; households with children; and lone parents.

7.2 Whilst protected characteristics are still evident, they vary when looking at demand by each of the broad groups needing social housing (homeless households, transfer and housing register applicants). For example, these over representations are even more pronounced amongst homeless households.

7.3 The EIA concluded that the 'projections' approach aims to balance lettings between all the different groups in need of housing. It also found that while letting a greater proportion of homes to housing renewal households<sup>7</sup> during 2020/21 will impact on other groups in need, most significantly homeless households as they are biggest group on the list, the approach is justified because it meets the important aim of increasing social supply for all those in need, though the housing renewal programme.

### 8. Financial Implications

8.1 Any reduction in lettings to homeless households could impact on the temporary accommodation budget. The budget is monitored monthly and reported on monthly through budget monitoring reports and any increase in costs will be mitigated through the emerging Temporary Accommodation Reduction Strategy.

<sup>7</sup> These are existing social tenants in council homes, that need to move to enable housing renewal to be carried out as their current homes are being demolished

Table 6: The Homelessness budgets

2020/21 Base Budget			
Service Area	Expenditure	Income	Total
	£m	£m	£m
Homelessness	8.937	-4.074	4.863
Temporary Accommodation	50.721	-46.123	4.598

## 9. Legal Implications

9.1 The Council has a duty under Housing Act 1996 (Part VI) to have a scheme for determining priorities in allocating housing accommodation. The allocation scheme must be framed so as to secure that reasonable preference is given to specified groups;

- people who are homeless within the meaning of Part VII of the Housing Act 1996 or are owed duties under that part of the Act;
- those occupying insanitary or overcrowded housing or living in unsatisfactory housing conditions;
- those needing to move on medical or welfare grounds;
- those needing to move to a particular locality where hardship would otherwise result.

The scheme may also give additional preference to other groups with urgent housing needs as specified in s166A of the Act and may contain provision for determining priorities taking into account other factors including: the financial resources available to an applicant; the behaviour of the applicant or a member of their household if it affects their suitability to be a tenant; any local connection between the applicant and the council's district.

9.2 The Council has a duty under the Housing Act 1996 (Part VII), as amended, to ensure that accommodation is made available for homeless applicants who are owed a full housing duty by the Council.

9.3 Where the council determines under the provisions of the Housing Act 1996 Part VII (as amended) that a person/household is eligible for assistance, homeless, in priority need and not homeless intentionally, it has a duty to secure suitable accommodation (unless it refers the applicant to another authority under the local connection provisions): s193(2), s206(1). The suitability of accommodation is governed by s210 of the 1996 Act, the Homelessness (Suitability of Accommodation) Order 1996 (SI 1996/3204) and by the Homelessness Code of Guidance for Local Authorities.

9.4 When discharging its housing duties under Part VII, the Council must, so far as reasonably practicable, secure that accommodation is available for the applicant's occupation in their own district: s208(1) of the 1996 Act.

- 9.5 The Homelessness Reduction Act 2017 places a duty on Local Authorities to intervene at an early stage to help prevent homelessness and take reasonable steps to relieve homelessness for all eligible applicants, not just those in priority need.
- 9.6 The Localism Act 2011 allows the council to discharge its housing duty to statutory homeless households by offering a tenancy in the private rented sector. Any private rented sector offer must be suitable and must comply with the provisions of the Homelessness (Suitability of Accommodation) Order 1996.
- 9.7 The Council is also under a general duty, pursuant to s11 Children Act 2004, to have regard to the need to safeguard and promote the welfare of children within their area.
- 9.8 As a public authority, the council must take account of the provisions of the Human Rights Act 1998 and not act in a way which is incompatible with a Convention right. Under Article 8, any interference with the right to respect for a person's private and family life and home must be proportionate and Article 14 requires that there must be no unjustified discrimination within the scope of human rights on any grounds, such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.
- 9.9 The Equality Act 2010 introduced a public sector equality duty which requires the City Council when making decisions to have due regard to the need to;
- eliminate discrimination, harassment, victimisation and any other conduct that is unlawful under the Equality Act 2010;
  - advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
  - and foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.10 The relevant protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. The City Council is required to act in accordance with the equality duty and have due regard to the duty when carrying out its functions.
- 9.11 In light of Government guidance issued at the end of March 2020 which stated that non-essential moves must cease, temporary arrangements for allocations were adopted, relying on provisions in the Allocation Policy which give discretion to the Director of Housing to take account of local housing circumstances including supply and demand for accommodation. The Allocation Policy allows for direct offers to be made where Choice Based Lettings are inappropriate and gives discretion to the Director of Housing to give additional preference in cases of pressing housing need. These provisions supported the temporary suspension of Choice Based Lettings and its gradual re-introduction to priority groups approved by the Director of Housing.

9.12 The Coronavirus Act 2020 extended the notice periods for notices which must be given to residential occupiers before possession proceedings can be commenced. Amendments to the Civil Procedure Rules, which govern the way court proceedings are conducted, suspended the majority of possession proceedings from 27<sup>th</sup> March 2020 until 20<sup>th</sup> September 2020. Further amendments to the Civil Procedure Rules have introduced additional requirements for steps to be taken before a possession claim can be issued in the Court, including additional enquiries in relation to rent arrears and any impact of the coronavirus pandemic on household income. These changes to the way the Council can recover possession of a property will affect the supply of accommodation available for allocation.

## **10. Staffing Implications**

10.1 There are no staffing implications.

## **11. Consultation and Communications**

11.1 A range of officers across the council were consulted in order to complete this Report.

11.2 Ongoing consultation and discussion on housing supply and allocations issues is carried out with key stakeholders both within and outside the council, for example through meetings with registered providers and the Housing Solutions Service Improvement Group.

11.3 This Report will be uploaded to the council's website where it is made clear that it links to the Housing Allocation Scheme.

**If you have any queries about this Report or wish to inspect any of the Background Papers, please contact;**

Sally Nott, Partnership & Development Manager

Email: [sanott@westminster.gov.uk](mailto:sanott@westminster.gov.uk); Tel: 07971 616197

Cecily Herdman, Principal Policy Officer

Email: [cherdman@westminster.gov.uk](mailto:cherdman@westminster.gov.uk); Tel: 07971 026132

## **BACKGROUND PAPERS:**

Background papers are referenced as footnotes throughout this report.

For completion by the **Cabinet Member for Housing**

**Declaration of Interest**

I have <no interest to declare / to declare an interest> in respect of this report

Signed: \_\_\_\_\_ Date: 16.02.2021

NAME: Councillor David Harvey, Cabinet Member for Housing

State nature of interest if any

.....  
.....  
.....

*(N.B: If you have an interest you should seek advice as to whether it is appropriate to make a decision in relation to this matter)*

For the reasons set out above, I agree the recommendations in the report entitled **Supply and Allocation of Social Housing 2020/21** and reject any alternative options which are referred to but not recommended.

Signed .....

Councillor David Harvey, Cabinet Member for Housing

Date 16.02.2021.....

If you have any additional comment which you would want actioned in connection with your decision you should discuss this with the report author and then set out your comment below before the report and this pro-forma is returned to the Secretariat for processing.

Additional comment:

.....  
.....  
.....  
.....  
.....

If you do not wish to approve the recommendations, or wish to make an alternative decision, it is important that you consult the report author, the Director of Law, the Executive Director of Finance and Resources, and, if there are staffing implications, the Director of People Services (or their representatives) so that (1) you can be made aware of any further relevant considerations that you should take into account before making the decision

and (2) your reasons for the decision can be properly identified and recorded, as required by law.

Note to Cabinet Member: Your decision will now be published and copied to the Members of the relevant Policy & Scrutiny Committee. If the decision falls within the criteria for call-in, it will not be implemented until five working days have elapsed from publication to allow the Policy and Scrutiny Committee to decide whether it wishes to call the matter in.

## **Appendix A:**

### **Other Implications**

#### **1. Resource Implications**

The proposed lettings approach will be delivered within existing resources.

#### **2. Risk Management Implications**

There is a risk that the proposed approach to lettings may need to change due to the ongoing pandemic and that supply projections could be inaccurate given the current uncertainties. The situation will be kept under review and Government Guidance followed where necessary.

#### **3. Health and Wellbeing Impact Assessment including Health and Safety Implications**

Social housing lettings will continue to be made using the safe practices which were developed due to the pandemic.

#### **4. Crime and Disorder Implications**

There are no implications.

#### **5. Impact on the Environment**

There are no implications.

#### **6. Staffing Implications**

The proposed approach to lettings will be delivered by existing staff.

#### **7. Human Rights Implications**

There are no implications.

#### **8. Energy Measure Implications**

There are no implications.



## Appendix B: Allocations Projections 2020/21

Projections 2020/21	Community Supportive Housing		General Needs					Total	%
	Studio	1-Bed	Studio	1-Bed	2-Bed	3-Bed	4+ Bed		
<b>Existing Tenants</b>									
Housing Renewal	2	24		54	27	19	12	<b>138</b>	24%
Overcrowded					22	7		<b>29</b>	5%
Category A Medical Priority			2	5	11	7		<b>25</b>	4%
Studio to 1 Bed		0		20				<b>20</b>	3%
Management Transfers				6	7	6		<b>19</b>	3%
Major Works	1		2	3	4	2		<b>12</b>	2%
Cash Incentives		1		4	4			<b>9</b>	2%
Children Act					2			<b>2</b>	0%
Community Supportive Housing for Older People	1	9						<b>10</b>	2%
<b>Total (Existing Tenants)</b>	<b>4</b>	<b>34</b>	<b>4</b>	<b>92</b>	<b>77</b>	<b>41</b>	<b>12</b>	<b>264</b>	<b>46%</b>
<b>Homeless</b>	<b>2</b>	<b>3</b>	<b>20</b>	<b>40</b>	<b>60</b>	<b>24</b>	<b>1</b>	<b>150</b>	<b>26%</b>
<b>Housing Register</b>									
Hostel Move-On	4	10	10	7	0	0	0	<b>31</b>	5%
Children Act Rehousing			22	3	1	1		<b>27</b>	5%
Category A Medical			8	7	5	3		<b>23</b>	4%
Pathways (Single Persons)			4	14				<b>18</b>	3%
Second/Discretionary Succession			1	10	1	1		<b>13</b>	2%
Assisted Cash Incentive				3				<b>3</b>	1%
Housing Renewal (split households)			1		1			<b>2</b>	0%
Community Care Nominations					1			<b>1</b>	0%
Reciprocals				1				<b>1</b>	0%
Statutory Overcrowded						1		<b>1</b>	0%
Learning Disability Quota			1					<b>1</b>	0%
Registered Providers Severe Overcrowded								<b>0</b>	0%
Staff Rehousing								<b>0</b>	0%
Community Supportive Housing for Older People	26	10						<b>36</b>	6%
Low Income Workers Quota								<b>0</b>	0%
Veterans Nomination Scheme	1							<b>1</b>	0%
Right to Move Scheme								<b>0</b>	0%
Pan London Reciprocal Scheme								<b>0</b>	0%
Housing Moves (GLA) Scheme				2				<b>2</b>	0%
<b>Total (Housing Register)</b>	<b>31</b>	<b>20</b>	<b>47</b>	<b>47</b>	<b>9</b>	<b>6</b>	<b>0</b>	<b>160</b>	
<b>Grand Total</b>	<b>37</b>	<b>57</b>	<b>71</b>	<b>179</b>	<b>146</b>	<b>71</b>	<b>13</b>	<b>574</b>	
<b>%</b>	<b>6%</b>	<b>10%</b>	<b>12%</b>	<b>31%</b>	<b>25%</b>	<b>12%</b>	<b>2%</b>		

Please see the key below for a description of each group.

Priority Group	Comment
Housing Renewal (including Returning Decants)	Council tenants that need to move (or return) due to Regeneration Schemes taking place
Overcrowded	Council tenants that are overcrowded
Category A Medical Priority	Council tenants with medical priority for a move
Studio to 1 Bed	Council tenants living in a studio, moving to a 1-bed
Management Transfers	Council tenants needing to move urgently eg because of harassment
Major Works	Council tenants required to move for essential repair works
Cash Incentives	Council tenants under-occupying a property
Children Act	Council tenants working with Social Services and their household includes a child in need
Community Supportive Housing for Older People	Tenants aged 60+ who require sheltered accommodation
<b>Homeless</b>	Homeless households
Hostel Move-On	Applicants living in a hostel (including applicants living in mental health supported accommodation) and require general needs or CSH accommodation
Children Act Rehousing	Council tenants working with Social Services and their household includes a child in need. Includes young adults leaving care
Category A Medical Priority	Housing Register applicants accepted with medical priority
Pathways (Single Persons)	Single homeless applicants that have required support
Second/Discretionary Succession	Member of a tenants' household who is eligible to succeed to a tenancy eg where the tenant has died
Assisted Cash Incentive	Adult siblings of under-occupying council tenants whose move will help release a larger family sized unit
Housing Renewal (split households)	Members of a Regen household that need separate re-housing
Community Care Nominations	Applicants nominated by Social Services who have no other priority for housing
Reciprocals	Arrangement between a Registered Provider and the Council to rehouse the RP tenant
Statutory Overcrowded	Non council tenants living in overcrowded accommodation
Learning Disability Quota	Applicants nominated by the Westminster Learning Disability Partnership
Registered Providers Severe Overcrowded	Severely overcrowded tenants of an RP
Staff Rehousing	Council staff living in tied accommodation eg caretakers
Community Supportive Housing for Older People	Applicants aged 60+ who require sheltered accommodation
Low Income Workers Quota	Applicants on a low income moving via Westminster Homeownership
Veterans Nomination Scheme	Armed Forces applicants nominated by Stoll and/or Veterans Aid
Right to Move Scheme	Mayor of London's Housing Moves scheme enabling tenants of London's boroughs or RP's to move to a home in another borough.
Pan London Reciprocal Scheme	Coordinated by Safer London, supports households at risk of abuse to move to a safe area of London.
Housing Moves (GLA) Scheme	Mayor of London's Mobility Scheme. Priority is given to households with more or fewer bedrooms than they need, those in work, and those providing care to a relative or friend.

## APPENDIX C – Current Demand for Social Housing

<b>Current Demand</b>			
<b>General Needs</b>	<b>Total</b>	<b>Community Supportive Housing</b>	<b>Total</b>
Homeless	2,361	Housing Register	141
Overcrowded (Tenants)	765	Tenants	64
Category A Medical Priority (Tenants)	213	Hostel Move-On	12
Studio to 1 Bed (Tenants)	144	Homeless	12
Category A Medical Priority (HR)	128	Cash Incentive (Tenants)	6
Cash Incentives (Tenants)	108	<b>Total</b>	<b>235</b>
Housing Renewal (Tenants)	94		
Children Act Rehousing (HR, WALC)	60		
Pathways (Single Persons)	49		
Major Works (Tenants)	42		
Management Transfers (Tenants)	20		
Hostel Move-On	17		
Second/Discretionary Succession	11		
Registered Providers Severe Overcrowded	9		
Assisted Cash Incentive	6		
Statutory Overcrowded	6		
Learning Disability Quota	5		
Housing Renewal (split households)	5		
Children's Act (Tenants)	3		
Reciprocals	1		
Veterans Nomination Scheme	1		
Community Care Nominations	1		
<b>Total</b>	<b>4,049</b>		
<b>Grand Total 4,284</b>			

## APPENDIX D

<b>Action Plan for procuring private rented properties for homeless households</b>				
<b>Action</b>	<b>2019/20 (actual)</b>	<b>2020/21 (estimate)</b>	<b>Timescale</b>	<b>Lead</b>
<b><i>Temporary Accommodation</i></b>				
Directly purchase units	27	40	By March 2021	Divisional Head of Housing Needs, Support and Safety
Work with current and new providers to renew leases and procure new properties	220	100	By March 2021	Divisional Head of Housing Needs, Support and Safety
<b><i>Private Rented Sector Offers</i></b>		<b><i>Range of private rented sector schemes*, including private rented sector offers</i></b>		
Successful offers	54	250	By March 2021	Divisional Head of Housing Needs, Support and Safety Homelessness Contract and Performance Manager
Ensure at any one time there is a sufficient pool of good quality suitable PRSO properties available for households	Ongoing	Ongoing	Ongoing	Head of Temporary Accommodation Supply
<b><i>Both Temporary Accommodation and Private Rented Sector Offers and Schemes</i></b>				
Investigate innovative new models	Ongoing	Ongoing	Ongoing	Head of Temporary Accommodation Supply
	The aim is for these units to meet the diverse needs of homeless households and to reflect our demand profile so that at least 75% are family sized and every effort is made to procure wheelchair accessible/adapted properties (for temporary accommodation)			

\*NOTE: The estimate for 2020/21 covers the procurement of properties for wider private rented sector schemes, including PRSOs. These wider schemes include offers of private rented housing to prevent homelessness at an early stage, while PRSOs are offered to certain households the council has a rehousing duty towards.