



## London Borough of Enfield

<b>Report Title</b>	Social Housing Allocations
<b>Report to</b>	Housing Scrutiny Committee
<b>Date of Meeting</b>	
<b>Cabinet Member</b>	Cllr Savva
<b>Executive Director / Director</b>	Joanne Drew
<b>Report Author</b>	Richard Sorensen richard.sorensen@enfield.gov.uk
<b>Ward(s) affected</b>	
<b>Classification</b>	Part 1 Public
<b>Reason for exemption</b>	N/A

### Purpose of Report

1. To provide an update on social housing allocations so far this year.

## Main Considerations for the Panel

2. There are currently 7500 households on the housing needs register. This has grown from 3500 in 2020 when the current allocations scheme was introduced.
3. In any given year around 450 properties will become available to let, meaning that households can expect to wait for several years before having sufficient priority to be allocated a property.
4. The decant of Shropshire House and Cheshire House has impacted on the scheme as households in these blocks have been prioritised through the decant process.
5. Most of the properties becoming available are one and two bed roomed. The highest demand is for three bed roomed properties.
6. The Housing Allocations Scheme will be reviewed in the light of the increased pressure on both residents and the Council since the introduction of the scheme.

## Background

7. The Council operates a needs-based points system. The priority for being allocated a property depends on the number of points awarded to the household.
8. There are currently 7500 households on the Housing Needs Register.
9. Households can 'bid' for properties through the choice-based lettings system, with the household with the highest number of points being offered the tenancy.
10. Some categories of households are not able to bid for properties and instead are made a direct offer. These are predominantly:
  - Households with an urgent need to move
  - Households with high health and wellbeing points
  - Households who approached the Council as homeless before November 2012
11. The direct offer is essentially an 'automatic bid' in that because of the urgency of the move they are automatically put forwards for any suitable property.

## Allocations this financial year

12. 367 properties were allocated in the year to end of January. The breakdown by bedroom size was as follows:

1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
134	95	76	15	1

13. The table below breaks down the allocations by the nature of the points awarded for the groups with the highest number of allocations:

Category	No of Lets
Emergency & exceptional	76
Sheltered applicants	46
Regeneration scheme / decant	40
Leaving care	39
Post 2012 homeless applicant in PRS for 6 months	33
Pre 2012 in TA (Temporary Accommodation)	31
High health & well being	22
Post 2012 homeless applicant in TA	10
Health need - MH/LD/Physical disability/Sensory impairment / Long-term condition	9

14. The Council has been decanting two high rise blocks, Shropshire House and Cheshire House. This has led to a high number of decants but also higher numbers of emergency and exceptional needs to move.
15. For smaller properties (one beds and studios) the majority of allocations have been to care leavers. This is in line with the Council's commitments to care leavers.

### Future Review

16. The operating environment has changed significantly since the introduction of the current scheme. The Council is planning to review the allocations scheme during 2024/25 to ensure that we maximise the benefits for Enfield residents.

### Relevance to Council Plans and Strategies

17. Good homes in well-connected neighbourhoods  
The policy is intended to ensure that the Council and residents can make the best use of existing housing, across a wide range of tenures and links to our wider Housing and Good Growth Strategy.
18. Sustain strong and healthy communities  
The allocations scheme gives far greater priority to households who have disabilities or health needs. This is of particular benefit to families with disabled children.
19. Build our local economy to create a thriving place  
The policy is an intrinsic part of our Homelessness and Rough Sleeping Prevention Strategy. We aim to improve access to safe and affordable housing for all residents through a range of initiatives and strengthen residents' ability to sustain the housing through support and training.

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**Report Author:** Richard Sorensen  
Head of the Housing Advisory Service

richard.sorensen@enfield.gov.uk  
0208 132 0663

**Appendices**

None

**Background Papers**

Housing Allocations Scheme

**Departmental reference number, if relevant:**