

MUNICIPAL YEAR 2018/2019 REPORT NO.

ACTION TO BE TAKEN UNDER DELEGATED AUTHORITY

PORTFOLIO DECISION OF:

Cllr Nesil Caliskan
Leader of the Council

REPORT OF:

Executive Director
Place

Agenda – Part: 1

KD Num: 4033

**Subject: Meridian Water Programme
Update – Authorisation of
Recommendations 2.3-2.10.**

Wards: Upper Edmonton

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1. EXECUTIVE SUMMARY

- 1.1 This report documents the fact that the Leader of the Council has now authorised the recommendations 2.3 to 2.10 of the Meridian Water Programme Update Cabinet Report (KD4033) after Cabinet having been satisfied with the content of the Lambert Smith Hampton report which authorisation was subject to.

2. RECOMMENDATIONS

- 2.1 That the Leader of the Council authorises recommendations 2.3 to 2.10 of the Meridian Water Programme Update Cabinet Report (KD4033).

3. BACKGROUND

- 3.1 At the meeting of Cabinet on 25th July 2018, the Meridian Water Programme Report (Key Decision no.4033) was presented, setting out the Council's approach to taking greater control in delivering new homes and jobs, in light of the fact that Barratt and more recently PCPD had withdrawn from negotiations to become the master developer.
- 3.2 Cabinet authorised recommendations 2.1 and 2.2 of the report, with recommendations 2.3-2.10 being authorised subject to a detailed briefing on the Lambert Smith Hampton (LSH) report being given to the Cabinet.
- 3.3 Two meeting with Cabinet members were held on 24th August and 5th September 2018 to present the details of the Lambert Smith Hampton report.
- 3.4 The Cabinet Members present at each meeting were satisfied with the report and no objections were raised.
- 3.5 This report documents that the Leader of the Council now authorises the recommendations 2.3 to 2.10 of the Cabinet Report after Cabinet having been satisfied with the content of the Lambert Smith Hampton report.
- 3.6 The financial modelling work referred to in the Cabinet minutes of the 25th July 2018 has now also been completed.

4. ALTERNATIVE OPTIONS CONSIDERED

- 4.1 Alternative options are detailed in the Meridian Water Programme Report (Key Decision no.4033)

5. REASONS FOR RECOMMENDATIONS

- 5.1 Please refer to the Meridian Water Programme Report (Key Decision no.4033)

6. COMMENTS OF THE DIRECTOR OF FINANCE, RESOURCES AND CUSTOMER SERVICES, AND OTHER DEPARTMENTS

6.1 Financial Implications

- 6.1.1 Financial Implications are included in the Meridian Water Programme Report (Key Decision no.4033).

6.2 Legal Implications

- 6.2.1 Legal Implications are included in the Meridian Water Programme Report (Key Decision no.4033).

6.3 Property Implications

- 6.3.1 Property Implications are included in the Meridian Water Programme Report (Key Decision no.4033).

7. KEY RISKS

- 7.1.1 Key Risks are included within the Meridian Water Programme Report (Key Decision no.4033).

8. IMPACT ON COUNCIL PRIORITIES

8.1 Fairness for All

- 8.1.1 Included within the Meridian Water Programme Report (Key Decision no.4033).

8.2 Growth and Sustainability

- 8.2.1 Included within the Meridian Water Programme Report (Key Decision no.4033).

8.3 Strong Communities

- 8.3.1 Included within the Meridian Water Programme Report (Key Decision no.4033).

9. EQUALITY IMPACT IMPLICATIONS

- 9.1.1 Included within the Meridian Water Programme Report (Key Decision no.4033).

10. PERFORMANCE MANAGEMENT IMPLICATIONS

- 10.1.1 Included within the Meridian Water Programme Report (Key Decision no.4033).

11. HEALTH AND SAFETY IMPLICATIONS

11.1.1 Included within the Meridian Water Programme Report (Key Decision no.4033).

12. PUBLIC HEALTH IMPLICATIONS

11.1.2 Included within the Meridian Water Programme Report (Key Decision no.4033).

Background Papers

Appendix 1 - Lambert Smith Hampton Report

MUNICIPAL YEAR 2018/2019 REPORT NO.

REPORT OF: Director of Resources

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Subject: Enfield's outturn performance for Housing Allocations 2017/18 and Enfield's Lettings forecast and Plan for 2018/19

Wards: All

Non-Key Decision

Cabinet Member consulted:

Cllr Dino Lemonides
Cabinet Member for Housing

1. Executive Summary

1.1 Allocations of vacant Council and housing association-owned homes in Enfield are made in accordance with:

(a) Enfield's current Allocations Scheme and

(b) Guidance on the apportionment of lettings to each housing demand group decided at the beginning of each year based on a forecast of the number of Council and housing association homes likely to become available for letting in Enfield.

1.2 Enfield's current Allocations Scheme states that

- The Council will provide guidance annually on the number of households on its Housing Register to be housed from each Demand Group.
- The guidance will be recommended by a CHS Head of Service and ratified by the Lead Member for Housing.

1.3 This report sets out the outcomes for lettings in 2017/18 and the lettings plan for 2018/19.

2. Recommendation

2.1 The outturn performance for lettings in 2017/18 in section 3.3 is agreed

2.2 The lettings targets proposed for Groups 1, 2, 3 and 4 in section 3.5 are agreed.

2.3 Background

Allocations of vacant Council and housing association-owned homes in Enfield are made in accordance with:

a) Enfield's current Allocation Scheme, and

b) Guidance on the apportionment of letting to each Demand Group is decided at the beginning of the year based on a forecast of the number of Council and housing association homes likely to become available for letting in Enfield.

Enfield's Current Allocation Scheme states

- The Council will provide guidance annually on the number of households on the Housing Register to be housed from each Demand Group.

- The guidance will be proposed by the CHS Head of Service and ratified by the Lead Member for Housing and Housing Regeneration.

This report is concerned with lettings to applicants in the following Demand Groups:

- **Group 1** – Council and housing association tenants who need to move
- **Group 2** – Estate Regeneration tenants with Decant Status
- **Group 3** – Special Applications and Quotas
- **Group 4** – Households in accommodation provided by Enfield Council under the homelessness law
- **Group 5** – Mobility applicants
- **Group 6** – Older applicants

3.1 Lettings in 2017-18

Estimates for the number of general needs Council and housing association homes likely to become available for letting is informed by two main factors:

- The percentage of existing Council and housing association homes becoming vacant based on past experience
- The number of new affordable and social rented homes expected to be handed over during the year. New supply mainly comes from Enfield's housing association partners.

The apportionment between different groups of housing applicants is based on Council priorities set out in the Allocations Scheme.

The report covers:

- Performance against targets for 2017/18 lettings to general needs affordable and social rented homes
- Proposed lettings targets for 2018/19 general needs homes, together with a rationale for the proposed targets.
- Outcomes of lettings for 2017/2018 for Group 5 - Mobility applicants and Group 6 – Older applicants.

3.2 Lettings targets for 2017/18

The supply of lettings forecasted during 2017/18 split by Council and housing associations is set out in the following table:

	Council owned re-lets	Housing association re-lets	New build homes	Total
Total number of homes	319	67	135	521

3.3 Lettings outturn for 2017/18

The outturn for general needs lettings is shown in the table below. 521 lettings were predicted compared with the actual number of 500 (21 less).

Applicant Category	Group 1		Group 2		Group 3		Group 4		Total	
	Target	Actual	Target	Actual	Target	Actual	Target	Actual	Target	Actual
Homes with 1 Bedroom	28	23	15	8	137	93	29	93	209	217
% of lettings to this group	13.4%	10.6%	7.2%	3.7%	65.5%	42.85%	13.9%	42.85%	100%	100%
Homes with 2 Bedrooms	34	37	15	17	9	10	131	116	189	180
% of lettings to this group	18%	21%	8%	9%	5%	6%	69%	64%	100%	100%
Homes with 3+ Bedrooms	30	26	10	13	11	4	72	60	123	103
% of lettings to this group	24.4%	25.24	8.1%	12.62%	9%	3.88%	58.5%	58.25%	100%	100%
Total	92	86	40	38	157	107	232	269	521	500
% apportionment across each demand group	17.6%	17.2%	7.7%	7.6%	30.1%	21.4%	44.5%	53.8%	100%	100%

The outturns of lettings for Group 5 and 6 are as below:

	1 beds	2 beds	3 beds	Total
Group 5 Mobility	6	5	3	14
Group 6 Sheltered	76	16	0	92

3.4 Reasons for variances in lettings against the forecast

General Comments

Overall there were 21 properties less that became available for letting than was forecast.

Most properties becoming available for letting are advertised through Home Connections, Enfield's Choice Based Lettings System. When advertising properties, preference is given to a particular Demand Group and outcomes depend on applicants in those Demand Groups placing bids.

Applicants in Group 1 and 2 are generally reluctant to give up their existing Council Secure tenancy in favour of housing association homes which are increasingly offered on fixed term tenancies and at a higher rent than similar council owned homes, particularly for new homes.

Group 1 Council and housing Association Tenants Requesting a Transfer

The lettings to Group 1 were close to the predicted forecast for total lettings. The figure for one-bedroom lets was lower than in the forecast. Applicants in this group are less likely to bid for 1 bed RSL properties, high rise and have a location preference. We remained optimistic in our forecast to try and encourage those tenants under occupying larger accommodation.

The figure for the 2-bedroom lettings was higher than the forecast. The main reason for this is that Group 1 applicants are more willing to bid for the high-rise properties or RSL properties that provide an opportunity to transfer into larger

homes.

The figure for 3-bedroom plus lets again was slightly higher as we had some new build 4 bedroom units and we targeted the larger families who were in this group and group 4.

Group 2: Tenants of Enfield Council affected by Estate Renewal Schemes

The Council's estate regeneration plans are the top priority in Enfield's Allocations Scheme. Group 2 applicants (estate regeneration tenants) were prioritised for suitable Council-owned homes that became available for letting during the year.

The Housing Development and Estate Renewal Team forecast their need for properties at the start of the year. They work closely with all tenants to support them with a move.

Group 3: Special Quotas and Applications

This group contains a wide range of special needs and quota group applicants including those leaving care, moving from supported housing schemes, emergency housing cases, armed services personnel and vulnerable single homeless people.

To meet the previous year's increase in demand for 1-bedroom units the Steering Group agreed that 65% of 1 bed units would be targeted for this group. Properties were advertised for this group but only achieved 42% of total lets. The highest quota in this group are the mental health/learning difficulties panel cases and the care leavers. The mental health team requested a quota of 50 properties and we let 12, with a further 13 applicants on the housing register which are live to bid. If we add the two figures together the figure is 25 which is well below the forecast demand. The leaving care team requested 40 properties and they had 32 lets with a further 4 on the housing register live to bid. This total 36 is closer to the allocated quota of 40.

Group 4: Applicants: Homeless households living in Enfield's Emergency Accommodation

Overall more properties were allocated to this group. Our forecast was 44% and we let 53% to this group. The 3-bedroom forecast was met. The two bedrooms forecast was slightly lower and there is on-going work to encourage the non-bidders that have been in temporary accommodation the longest to bid.

Where we have seen the most significant variance is for 1-bedroom accommodation. This Group were successful when bidding for properties that were given to Group 3. Where group 3 did not place any bids, the successful

bidders were mainly in group 4. For Group 4 applicants, the level of rent is less of an issue as housing association fixed term tenancy rents are usually lower than rents charged in Enfield's temporary accommodation.

3.5 Proposed targets for lettings for 2018/19 of general needs affordable and social rented homes in Enfield

The number of lettings of general needs homes forecasted for Groups 1, 2, 3 and 4 for 2018/19 is set out below:

	Council owned re-lets	Housing association re-lets	New build homes	Total
Forecast No. Homes for letting 2018/19	307	81	111	499

The rationale for apportioning lettings between Groups 1, 2, 3 and 4 takes into account the following:

- The rules set out in Enfield's Allocations Scheme
- Other Council priorities

Enfield's Allocation Scheme states the following:

Deciding how many homes will go to each Demand Group

Before the start of each financial year the Council will estimate the number of Council and housing association homes in Enfield likely to become available for letting in the coming 12 months. Homes for older people will be allocated to applicants in Group 6. Level access, ground floor, mobility and wheelchair adapted homes will be allocated to applicants in Group 5.

When sharing out the remaining Council and housing association homes:

- The Council will estimate the percentage of general needs homes required for Group 2 applicants who need to move under the Council's estate regeneration plans and the number of homes required for care leavers in Group 3. A percentage of homes will be allocated to these groups.
- The Council will give a percentage of the remaining homes to each group of applicants in Groups 1, 3, and 4.

- A maximum of 5% of relets will be put forward for Group 1 applicants under the Mayor of London's pan-London Mobility Scheme called "Housing Moves". A reciprocal arrangement is in place for this scheme.
- In 2015/16 the Government introduced Right to Move. Enfield is legally required to set aside 1% lettings to the scheme.

Approach taken to developing the 18/19 Lettings Forecast

A Multi-Agency Housing Allocations Steering Group has informed development of the Lettings Forecast and Plan. It will review letting outcomes on a quarterly basis.

Members of the group include Council Housing Services, Estate Regeneration and Development Services, Assessments & Allocations Services, Adult Social Care, Mental Health Services, Leaving Care Services, Corporate Strategy, Legal Services, Data Management and Performance Teams.

Proposal

499 properties are expected to become available for letting and these will be apportioned to the Demand Groups as set out in the table below:

	Group 1	Group 2	Group 3	Group 4	
	Tenants living Council and Housing Association Homes	Estate Regeneration Tenants with Decant Status	Special Applications and Quotas	Households in Accommodation provided by Enfield under the homelessness Law	Total
Homes with 1 Bedroom	37	22	127	60	246
Proposed % of lettings to this group	15%	9%	52%	24%	
Homes with 2 Bedrooms	31	32	12	95	170
Proposed % of lettings to this group	18%	19%	7%	56%	
Homes with 3 or more bedrooms	10	29	14	30	83
Proposed % of lettings to this group	12%	35%	17%	36%	
Total	<u>78</u>	<u>83</u>	<u>153</u>	<u>185</u>	*499
% apportionment across each Demand Group	15%	17%	31%	37%	100%

*Total number of lettings less Group 5 and Group 6 lettings

Group 5: Level access, ground floor, mobility and wheelchair adapted homes will be allocated to applicants in this group.

Group 6: Specialist homes for older people will be allocated to applicants in this group.

4. Alternative options considered

None. The lettings forecast is a planning tool for managing the predicted supply and demand for council and housing association homes in Enfield.

5. Reasons for recommendations

Enfield's current Allocations Scheme states that:

- The Council will provide guidance annually on the number of households on its Housing Register to be housed from each Demand Group.
- The guidance will be recommended by a Head of Service in Community Housing Services and ratified by the Lead Member for Housing.

6. Comments of the Director of Finance, Resources and Customer Services and Other Departments

6.1 Financial Implications

The allocations scheme intends to create moves to social housing for 185 applicants who are currently occupying nightly paid accommodation. This will result in annual cost avoidance to the Council of £2,500 per household, totalling £462,500 and will help mitigate the budget pressure created by housing tenants in the highly expensive nightly paid accommodation. Other allocations will not have any further financial impact on the Council's budgets.

6.2 Legal Implications

Under the Housing Act 1996 ("the Act") every local authority in England must have a scheme (their "allocation scheme") for determining priorities, as to the procedure to be followed, in allocating housing accommodation. For this purpose "procedure" includes all aspects of the allocation process.

Section 166A(2) of the Act says the scheme must include a statement of the authority's policy on offering people who are to be allocated housing accommodation a choice of housing accommodation or the opportunity to express a preference about the housing accommodation to be allocated to them.

The scheme must be framed so as to secure that an applicant for an allocation of housing accommodation has the right to request such general information as will enable him to assess:

- (i) how his application is likely to be treated under the scheme (including in particular whether he is likely to be regarded as a member of a group of people who are to be given preference and
 - (ii) whether housing accommodation appropriate to his needs is likely to be made available to him and, if so, how long it is likely to be before such accommodation becomes available for allocation to him;
- (b) has the right to request the authority to inform him of any decision about the facts of his case which is likely to be, or has been, taken into account in considering whether to allocate housing accommodation to him; and

(c) has the right to request a review of a decision mentioned in paragraph (b), or in section 160ZA(9), and to be informed of the decision on the review and the grounds for it."

The lettings plan target is an important part of the scheme and explains how the council will allocate homes to the respective demand groups. Failure to agree targets and publish them exposes the council to threat of legal challenge as being in breach of the scheme. Indeed, there have been several Court cases against the council regarding the publication of the targets and there is a current threat of judicial review pending.

The recommendations proposed are within the council's statutory duties and given the current risk of further litigation ought to be published without delay.

6.3 Property Implications

None. All lettings of vacant Council and housing association homes will be made According to the rules set out in Enfield's Allocations Scheme.

6.4 RISKS

Failure to have a Lettings plan will result in legal challenges

7. IMPACT ON COUNCIL PRIORITIES

7.1 Fairness for All

Having an annual letting forecast contributes to one of the key objectives of Enfield's Allocations Scheme which is to enable everyone to understand how social rented housing in the borough is allocated. Outcomes from the 2018/19 lettings forecast will be monitored and published regularly.

7.2 Growth and Sustainability

The 2018/2019 Lettings Forecast will enable the best use of social rented homes by:

Addressing under occupation

Assisting with the regeneration of Council-owned estates

Supporting households back into work or to sustain existing jobs if they are living in homes with affordable rents.

7.3 Strong Communities

The 2018/2019 Lettings Forecast assists with:

Regenerating Council-owned estates and neighbourhoods in Enfield

Addressing severe overcrowding in social rented homes in Enfield

Preventing and addressing homelessness

8. EQUALITIES IMPACT IMPLICATIONS

Enfield collects data on all the protected characteristics set out in the Equalities Act 2010 for many aspects of the Council's housing activities including lettings of Council and housing association homes.

9. PERFORMANCE MANAGEMENT IMPLICATIONS

Lettings will be regularly monitored by the Assessments and Allocations Team. Outcomes will be reported to the Housing Allocations Steering Group monthly. Information will be published on the Council's website about the applicants housed and the homes let.

10. HEALTH AND SAFETY IMPLICATIONS

Not applicable

11. HR IMPLICATIONS

Not applicable

12. PUBLIC HEALTH IMPLICATIONS

The 2018/2019 Lettings Forecast will positively contribute to health and well-being in a number of ways including the mental and physical health of individual households who obtain a Council or housing association home and contribute to building socially cohesive neighbourhoods. Examples include:

Prioritising existing tenants in social rented homes who are severely overcrowded through lacking 2 more bedrooms. Being severely overcrowded can impact on the educational outcomes for the children in these situations if they do not have a quiet place to study and can also have implications for the mental health of some people.

Giving priority to housing applicants who are working. Being employed or engaged in training or volunteering has positive effects on a person's mental health and well-being and raises aspirations. Working age under-occupying social rented tenants and working households experiencing financial hardship in accommodation provided by Enfield under the homelessness law will prioritised for a move to cheaper Council or housing association homes.

Background papers

Enfield's Allocations Scheme