



# Housing Register and Lettings Policy Review

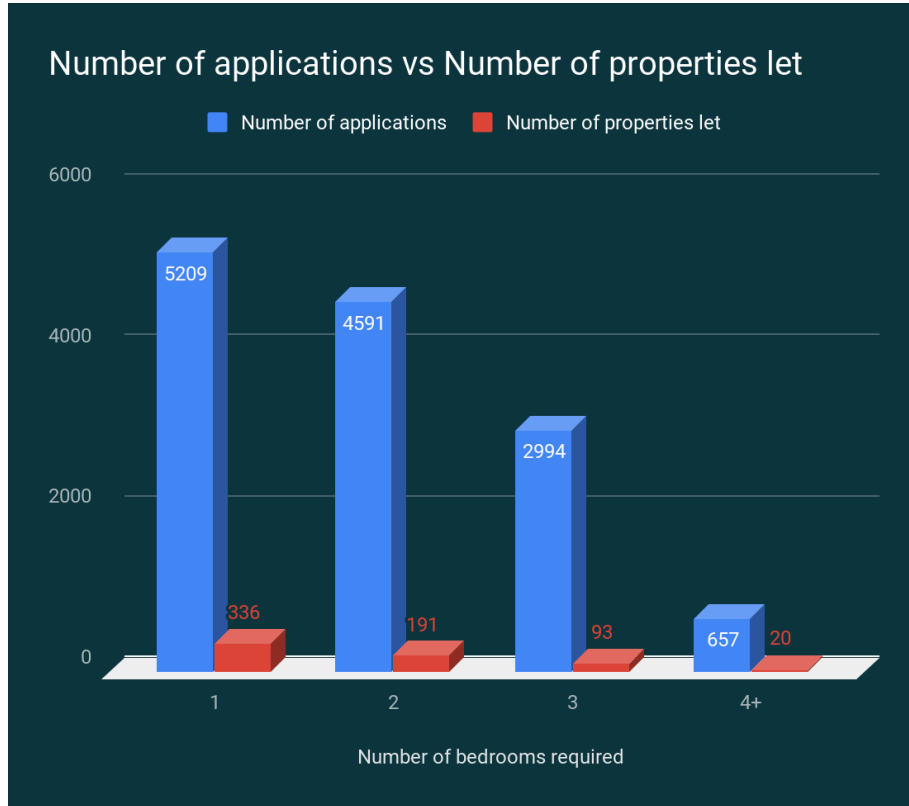


# Current Context - Social Housing Crisis



- There are currently over 13,400 households on the Housing Register
- There has been a steady increase in the percentage of households on the housing register that are considered to be in acute need - from 18% in 2014 up to 34% now;
- More and more of these households are presenting with multiple and complex ongoing housing / support needs;
- Homelessness levels are also increasing: the number of approaches in 2018-19 was up by 39%.
- 3300 homeless households are in Temporary Accommodation
- **Wheelchair demand and number of adapted properties**

# Level of demand



For every 100 properties that become available we will receive 11000 bids...

The no. of Social Lets has diminished significantly over the past 2 years.

1229 lets in 2017/18 to 640 in 2018/19

The drop in social housing supply is a consequence of a number of factors:

- Right to buy
- Regeneration Decants
- Rehousing demand (ASB / DA / Gangs / Management transfers etc)
- Tenants living longer
- No affordable alternatives
- Decrease in building new social housing units

# Current Context - Outcomes



If you require an adapted property or if you are over the age of 55 your estimated waiting time may not be accurate.

Your estimated wait time is currently  
**15 years 7 months**

Why is this?



**13098**

Households are waiting for social housing in Hackney



**1479**

People with a higher priority waiting for a 3 bedroom property



**117**

3 bedroom properties became available in the last 12 months



Application

Your position:

1480 out of 2918



Housing

# Current Context - Estimated Waiting Times



Waiting times if the Housing Register was closed as of 24th July					
Band	Number of Bedrooms required				
	1	2	3	4	5+
<b>Urgent</b>	10 mths	14 mths	1 yrs	7 yrs	32 yrs
<b>Homeless/Priority</b>	3 yrs	12yrs	9 yrs	13 yrs	39 yrs
<b>General</b>	6 yrs	19 yrs	26 yrs	26 yrs	53 yrs
<b>Reserve</b>	15 yrs	24yrs	30 yrs	28 yrs	54 yrs

# Need for Change



Mayor's manifesto commitment - "To manage rising demand for social rented homes in Hackney, we will review how we allocate these homes to ensure the system is as fair and effective as possible, including developing local lettings schemes and ensuring those in the highest need are a priority."

# The current scheme is no longer fit for purpose



- The current scheme was designed at a time when supply was more than double current levels
- The current scheme was designed to manage demand based on 2014 levels.
- Through a complex allocation of points the current scheme was designed to differentiate between applicants with different requirements and characteristics to prioritise those with greater needs. This has resulted in applicants constantly searching for additional points in a misguided expectation that it will increase their priority.
- The current scheme is difficult for residents to understand and therefore does not deliver a clear and transparent process.
- The current scheme has low entry requirements which leads to false expectation and increased levels of complaints and reviews.
- **Many applicants have no realistic prospect of securing social housing through the Housing Register.**

# Any Questions?

