

# LONDON BOROUGH OF BRENT

MEETING OF THE EXECUTIVE - 26<sup>th</sup> April 2004

FROM THE DIRECTOR OF HOUSING SERVICES

FP REF: HSG-03/04-22

NAME OF WARD(S)  
ALL

REPORT TITLE: Supply & Demand and Temporary Accommodation

Above  Below

For: Action

Confidential Line

## 1. Summary

1.1 This report seeks Members' approval of the lettings targets for 2004/05 and provides Members with:

- an updated supply and demand analysis for housing, including lettings performance in 2003/04.
- an update regarding expenditure on Temporary Accommodation budgets within the General Fund for the financial year 2003/04, and an analysis of the key factors which have an impact on expenditure and numbers in temporary accommodation.
- an update on progress against the Council's Bed and Breakfast Action Plan in 2003/04, and details of plans to maintain the reduction in households in hotel accommodation in 2004/05.

## 2. Recommendations

2.1 That Members approve the lettings targets for 2004/05, as detailed in paragraph 7.3 and Appendix E.

2.2 That Members note:

- (a) the updated supply and demand analysis for housing, including lettings performance in 2003/04
- (b) the update regarding expenditure on Temporary Accommodation within the General Fund for the financial year 2003/04, and analysis of the key factors which will have an impact on expenditure and numbers in temporary accommodation in 2004/05. These factors include the statutory instrument making it unlawful for a local authority to place a homeless family with children in a hotel for more than six weeks; proposed changes to the HB subsidy rules for temporary accommodation, and the asylum seekers' amnesty.
- (c) the progress against the Council's Bed and Breakfast Action Plan in 2003/04.
- (d) that the existing allocations policy is under review and that the outcome of this review will be reported to members later in the year.

### 3. Financial Implications

#### 3.1 Temporary Accommodation and Homelessness

Total expenditure on Temporary Accommodation in 2003/04 is projected to break even against the approved budget of £6,078,000.

3.2 Expenditure on Temporary Accommodation is comprised of two elements, Temporary Accommodation costs and Housing Benefit subsidy loss incurred on households occupying hotels, Private Sector Leasing (PSL) accommodation or Private Licence Agreement (PLA) properties. Forecast expenditure on these two elements in 2003/04 is summarised in the table below.

<b>Expenditure</b>	<b>Forecast Outturn £'000</b>	<b>Budget for year £'000</b>	<b>Budget Variance £'000</b>
TA Budget	4793	4829	36
HB Subsidy Loss (Hotel/PSL/PLA)	1284	1249	-35
<b>Total General Fund Client Budget</b>	<b>6077</b>	<b>6078</b>	<b>(1)</b>

3.3 It should be noted that the Temporary Accommodation budgets for 2003/04 were reduced by over £900k from the previous financial year. However the ability to contain Temporary Accommodation expenditure within the 2003/04 budget has been greatly assisted by the Council receiving grant for the implementation of the Bed and Breakfast Action Plan.

3.4 In 2003/04, the maximum grant available from the Office of the Deputy Prime Minister's Bed and Breakfast Unit (BBU) for implementation of the Bed and Breakfast Action Plan is £1.34 million. Officers forecast that the total cost of delivery will be £1.84 million – this will be funded by the maximum grant claimable, plus a budgeted contribution of £500k from the Temporary Accommodation budget.

3.5 The total budget for expenditure on Temporary Accommodation for 2004/05 is £6,414,000. This figure comprises the Temporary Accommodation budget of £5,507,000 and the Housing Benefit subsidy loss budget of £907,000. However there are wider supply and demand factors which could impact on the ability to control these budgets – further details are given in paragraph 7.6.1.

3.6 Grant funding from the BBU to deliver the Bed and Breakfast Action Plan ends in March 2004. However officers expect there to be a significant increase in hotel numbers if the existing initiatives are not funded after this date. This steady increase will be the inevitable result of the mismatch between levels of homelessness and housing need in the Borough and lettings available. An increase in hotel numbers will have a significant financial impact on the Council.

3.7 The ODPM have indicated their expectation that authorities will seek to continue to keep hotel usage to a minimum through "spend to save" initiatives after March 2004. A provision of £1,318,000 has therefore been made within the existing Temporary Accommodation budget to ensure the continued funding of hotel reduction initiatives. Further details are given in paragraph 7.7.6.

- 3.8 The Government announced on 17th November 2003 that as of April 2004 it will be unlawful for a local authority to place a homeless family with children in a hotel for more than six weeks. The new legislation will give homeless families the power to take local authorities to court if they are placed in a hotel for more than the six week limit. This will have financial implications for the Council, in terms of the cost to the Temporary Accommodation budget and legal costs. At the end of March the Council achieved its target of having no families with dependant children in hotel accommodation for six weeks or longer.
- 3.9 A successful bid for grant funding to support the Council's Homelessness Strategy in 2004/05 was made to the Office of the Deputy Prime Minister. This bid is to implement some of the projects and initiatives identified in the Homelessness Strategy, which was published in July 2003. The original bid comprised of a package of proposals with a total funding requirement of £1,241,500. However the ODPM awarded grant funding of £783,000. Further details are given in paragraph 7.11.
- 3.10 ODPM guidance indicates that this funding is specifically to meet unfunded elements of local authorities' Homeless Strategies, and is not intended to replace the BBU grant funding which ends in March 2004, as detailed above.
- 3.11 The Department of Work and Pensions is currently consulting on proposals to change Housing Benefit subsidy arrangements for temporary accommodation which is leased by the Council and Housing Associations. Officers believe that these proposals would have a negative impact on the temporary accommodation procurement programme, as there would be a greater financial risk involved. This in turn would have an impact on the Temporary Accommodation budget, as a decline in the acquisition of new leased temporary properties would inevitably mean a rise in hotel numbers. Further detail is given in paragraph 7.9.
- 3.12 Asylum Seekers  
Brent is currently supporting around 300 asylum seeker households who will be subject to the amnesty announced by the Government in October 2003. These households are currently supported through grant however, once Indefinite Leave to Remain is granted, they will be eligible to claim benefits including Housing Benefit.
- 3.13 The majority of these households are currently accommodated in private sector rented accommodation, with the landlord being paid directly by the Council. Officers are working to ensure that where possible those granted an amnesty remain in their existing accommodation, and do not subsequently approach as homeless. If all the families involved were to apply as homeless, acceptances would increase by 30%. In addition alternative temporary accommodation for the household would need to be secured, with an inevitable impact on the Temporary Accommodation budget.
- 3.14 Officers are currently working to manage the amnesty, and ensure that there is minimal financial impact. Further details on this is provided in paragraph 7.10.

## 4. Staffing Implications

4.1 None specific.

## 5. Legal Implications

### 5.1 Homelessness

The requirement to provide accommodation to homeless households arises under Part VII of the Housing Act 1996 as amended by the Homelessness Act 2002 and the Homelessness (Priority Need for Accommodation) (England and Wales) Order 2002, which introduced extensions to the priority need categories and came into force in August 2002.

5.2 The main new priority need categories introduced by the Priority Need order are:-

- Victims of violence
- 16-17 year old non care leavers and 18-21 year old care leavers
- Ex-offenders and ex-servicemen

5.3 The 2002 Act also introduced a requirement on local housing authorities to adopt a homelessness strategy, with a much greater emphasis on advice and the prevention of homelessness, rather than dealing with homelessness when it occurs.

5.4 In May 2003 the Government published a consultation paper on proposals to improve the standards of temporary accommodation for homeless households. In summary, the key proposals in the paper sought to :

- Make a statutory order to end the use of hotel accommodation as temporary accommodation for homeless families with children or a pregnant household member except where in an emergency and even then for no more than six weeks.
- Set minimum standards for all temporary accommodation used by local authorities to accommodate homeless households, with specific guidance on additional standards that should apply to hotels with shared facilities used to accommodate homeless households.
- Provide clear guidance on the arrangements that should be put into place to ensure that all households placed into temporary accommodation by housing authorities under the legislation receive support to ensure that their health, education and social services needs are met.

5.5 Following the consultation period, in November 2003 the Government announced that as of April 2004 it will be unlawful for a local authority to place a homeless family with children or a pregnant family member in a hotel for more than six weeks. The new legislation deems such accommodation unsuitable in all but very limited circumstances and gives homeless families a strong legal basis on which to take local authorities to court if they are placed in a hotel for more than the six week limit. The legislation is in the form of an Order under the Housing Act 1996, and came into effect from 1<sup>st</sup> April 2004.

## 5.6 Allocations

The primary legislation that governs the allocation of new secure tenancies is given in Part VI of the 1996 Act, as amended by the 2002 Act. As enacted, the 1996 Act introduced a single route into council housing, the Housing Register, with the intention that the homeless have no greater priority than other applicants for housing. Councils were required to adopt an allocations policy that gave certain categories of applicants (set out in section 167) a “reasonable preference”, and to allocate strictly in accordance with that policy.

5.7 The 1996 Act also excluded from the register (broadly) asylum seekers prior to a favourable Home Office decision, and gave authorities a general discretion to exclude other categories of persons.

5.8 The main changes introduced by the 2002 Act to allocations were:-

- the abolition of the requirement to keep a Housing Register and its replacement with a requirement to maintain a single allocations scheme applying to all applicants for housing, whether homeless, in private sector (including RSL) accommodation or seeking transfer from other Council property
- very substantial amendments to section 167 making alterations to the categories of applicant entitled to preference within the allocations scheme, including the addition of the homeless as such a category
- permitting local authorities to introduce allocation schemes that gave an element of choice to applicants for accommodation
- regulating local authorities’ discretion to exclude certain applicants from the scheme.

5.9 Brent has adopted Locata, a pilot choice-based Allocations Scheme, working in partnership with other local authorities and RSLs in the West London Alliance. Initially piloted on one-bed cases, the scheme was extended to all bed-sizes in December 2002. Establishing priority under Locata is accomplished by placing applicants in one of 4 broad bands of priority; within each band, priority is established by time in that band (or a higher one). In effect, the highest priority bidder gets the property.

5.10 Locata applies to all categories of applicant, including those seeking a transfer within Council housing. It is however both convenient and useful (not least because it permits comparison with previous statistics) to continue to analyse demand and lettings by reference to (i) homelessness, (ii) Housing Register and (iii) transfer demand; but members must bear in mind that there is now no legal difference in the duties owed to each of these categories.

## 5.11 Asylum Seekers

On 6th December 1999 the Interim Provisions of the Immigration & Asylum Act 1999 came into force. The Interim Provisions require Local Authorities to provide support for essential living needs and housing to destitute asylum seekers. The Asylum Team operates under the terms of the Interim Provisions. Members are asked to note that the Interim provisions have been extended to April 2005.

5.12 However on 24<sup>th</sup> October 2003 the Home Office announced that up to 15,000 families would be given indefinite leave to remain under an amnesty. This applies to families who sought asylum in the UK before 2<sup>nd</sup> October 2000, had children before that date and who have suffered historical delays in the system. The granting of leave to remain to these households is expected to take around six months to complete.

## 6 Diversity Implications

6.1 The most recent census data shows that Brent has the second highest ethnic minority population in London. The lettings targets, which are set annually, could potentially have a disproportionate impact on a particular ethnic group or groups. An annual statistical analysis of homeless applications, homeless decisions and lettings made in terms of applicants' ethnic origin is therefore carried out, and the data is compared to census data on Brent's population.

6.2 For 2003/04 this analysis has been incorporated into an Equality Impact Assessment (EIA) looking at assessment for housing. This document also includes information on age, gender and disability. Overall the EIA concluded that there was strong statistical evidence that there is no discrimination during the process of assessment of housing applications, or in lettings made.

6.3 An Equality Impact Assessment will be undertaken for all new policies to ensure that there is no adverse effect on any one group. In addition, an EIA looking specifically at lettings will be carried out in 2004/05.

## 7. Detail

### 7.1 Supply & Demand Projection

7.1.1 A summary of the Supply and Demand projection for social housing is provided in the table below, with a full version given in Appendix A.

	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
DEMAND FROM ALL GROUPS	18701	18061	18939	19257	20001	20828
PERMANENT SUPPLY (RSL's & Brent)	1071	1023	1039	1181	1040	1010
ALL LETTINGS (Incl Private Sector)	1097	1147	1179	1341	1341	1341
UNMET DEMAND (After Lettings)	17488	16982	17760	17916	18660	19487
ALL TEMPORARY ACCOMMODATION	3984	4157	4238	4204	4189	4174

7.1.2 This model brings together information regarding the demand for housing from the homeless, Council tenants seeking a transfer and applicants to the Housing Register. This demand is mapped against likely supply levels. The distribution of lettings across the different groups will impact on the remaining demand from the different groups.

7.1.3 The level of unmet demand in the Borough is expected to continue to rise – by 2006, as the table shows, we expect there to be around 20,000 households with an unmet housing need.

7.1.4 Under the Locata scheme (see paragraph 5.9 above), available properties are advertised in a fortnightly magazine, and applicants are invited to make bids for the property that they want. Some properties are marked for bids from particular groups, and applicants also get the opportunity to make bids for properties in other boroughs.

#### 7.1.5 Housing Register Demand

Appendix B provides a breakdown of live applications on the Register by demand group and the number of bedrooms needed. Total demand on the Register is currently just over 15,000 households. The current demand by bedrooms needed is summarised below.

Bedsit	1	2	3	4	5	6+	Total
5,714	787	5,523	2,535	591	99	17	15,266

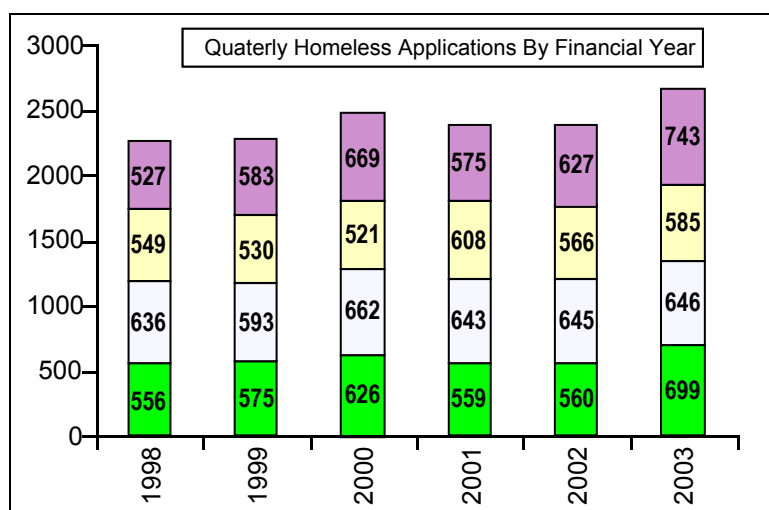
#### 7.1.6 Transfer Demand

The snapshot below gives the total number of current applications on the transfer list, by the number of bedrooms needed. Appendix B provides an analysis of bedrooms needed in relation to demand groups on this list.

Bedsit	1	2	3	4	5	6+	Total
515	105	719	717	140	26	2	2,224

#### 7.1.7 Homeless Demand

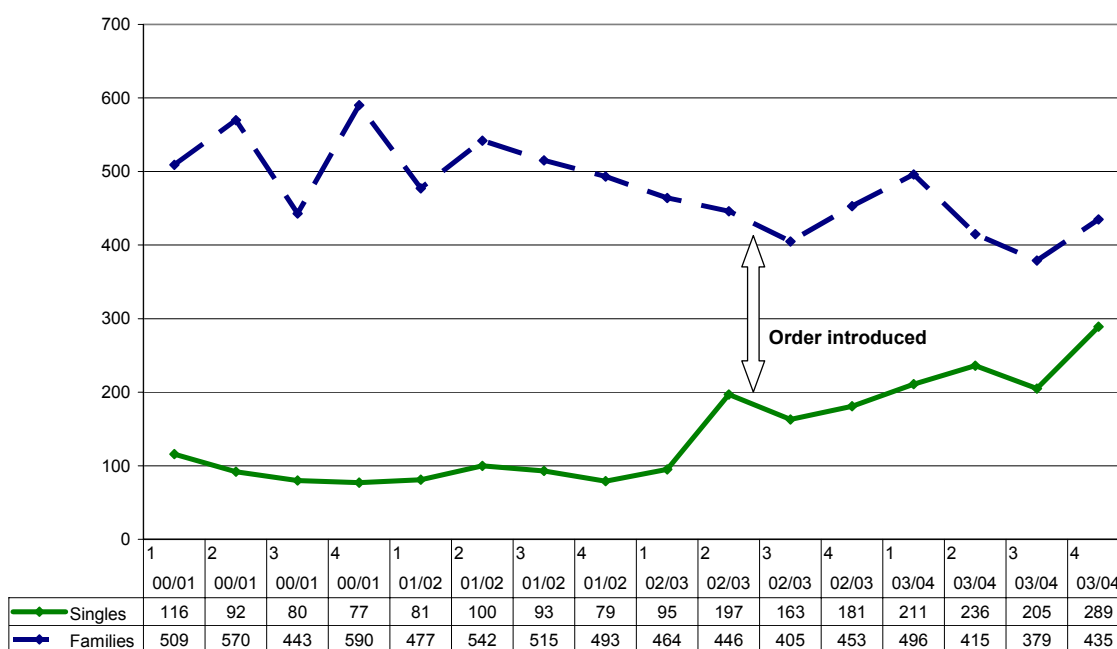
The table below shows homeless applications by financial year. In 2003/04 a total of around 2,700 applications were received.



This shows an increase of around 300 applications in comparison to the previous financial year. There are several reasons for this increase, including a significant rise in the number of approaches from single applicants. This is largely a result of the Priority Need Order introduced in July 2002, which extended the priority need categories, as outlined in paragraph 5.2. The upwards trend in applications is expected to continue in 2004/05.

The table below shows quarterly homeless approaches from single applicants and families since April 2000. Approaches from singles show a marked increase from quarter 2 of 2002/03 (when the Priority Need Order was introduced) onwards.

Quarterly Homeless Approaches - Families & Singles 2000 to date



However, despite the growth in numbers, the percentage of homeless applications which are accepted is expected to be lower than in previous years. In 2002/03, 44% of all homeless applications were accepted. The acceptance rate in 2003/04 is expected to be 35% of all applications.

There are a number of reasons for this. In particular there is the good performance of the Homeless Prevention Team, who are part of the Private Housing Information Unit. Their early intervention in potentially homeless cases enables many instances of homelessness to be prevented or delayed whilst other housing solutions are investigated.

In addition, the work of the in-house Housing Benefit Team has contributed to the reduction in homeless acceptances. This team was originally set-up to fast track all new Housing Benefit applications for Temporary Accommodation providers and direct lettings into the private sector (under the Assured Lettings Scheme). The team has also helped to prevent homelessness in around 250 cases this year, where the landlords, whether private sector or an RSL, were seeking to evict a household due to rent arrears.



Finally, homeless assessment processes within the Housing Resource Centre were reviewed in the early part of 2003/04, and revised procedures were introduced aimed at achieving more efficient investigations.

### 7.1.8 Overcrowding

Data from the 2001 Census shows that Brent has the fourth highest level of overcrowding in London. This is clearly linked to social, economic and demographic factors. Reasons for overcrowding include the lack of housing supply within the borough, low income levels and rising house prices, together with a growing population.

The Council's own Housing Needs survey indicates that 10.6% of households in Brent are overcrowded; while 22% are under-occupied. However breaking this data down by tenure reveals a significant disparity between owner-occupied properties and other types of accommodation. While 8.7% of owner-occupiers are overcrowded and 22% are under-occupied, 15% to 16% of households in the Council, RSL and private rented sector are over-crowded, with an under-occupation rate of around 6%.

Analysis of HRC data indicates that 35% of applicants on the Housing Register are currently living in overcrowded conditions, and 32% of tenants who are seeking a transfer are overcrowded. The lettings targets for 2004/05 to Transfer and Housing Register applicants have therefore been increased, in order to assist some of the most severely overcrowded cases. Further details are given in paragraph 7.3.3.

## 7.2 Permanent Lettings against Targets 2003/04

7.2.1 Final lettings figures for the year are still being collated at the time of writing, however the table summarises actual lettings performance to the end of February against the targets set at the beginning of the year.

### Lettings Variance from Targets

To Month = 11

		Full Year Actuals 2002/03	Targets 2003/04	Pro Rata Target	Actuals 2003/04	Var	% Var
<b>Target Group</b>	<b>Homeless</b>	627	675	619	497	-122	-20%
	<b>Register</b>	240	203	186	238	52	28%
	<b>Transfer</b>	156	211	193	163	-30	-16%
	<b>Total</b>	<b>1023</b>	<b>1089</b>	<b>998</b>	<b>898</b>	<b>-100</b>	<b>-10%</b>
<b>Lettings Source</b>	<b>Council</b>	457	544	499	370	-129	-26%
	<b>RSL*</b>	566	545	500	528	28	6%
	<b>Total</b>	<b>1023</b>	<b>1089</b>	<b>998</b>	<b>898</b>	<b>-100</b>	<b>-10%</b>

\*Includes target lettings, via MHT, on Chalkhill of 80 units.

Overall, lettings are currently 10% below target. However officers expect that this shortfall to be much reduced by the end of the financial year, and that the overall shortfall in lettings will be around 50 properties, or 5% below the targets originally set.

However despite the overall shortfall, lettings to a number of key demand groups have exceeded their pro rata targets - for example both homeless cases with a high medical priority and long waiting Housing Register cases have achieved around 50% more lets to date than originally expected. In addition lets to 4 bed and larger households are currently 40% above the pro rata target.

A detailed analysis of lettings performance to date, including a breakdown by bedsize and category is provided in Appendices C and D.

### 7.3 Lettings Targets 2004/05

7.3.1 From an analysis of the trend in local authority and RSL lettings it is anticipated that there will be 1181 lettings made in 2004/05. The table below summarises the distribution of these lettings across the different bedroom categories.

#### **BRENT AND HOUSING ASSOCIATION - Projected Lettings 2004 / 05**

	BSR	1 BED	2 BED	3BED	4 BED+	Total
Brent	78	309	217	55	5	664
RSL	8	142	191	126	50	517
Total	86	451	408	181	55	1181

In addition officers expect to make around 100 lettings directly into the private rented sector through the Breaking the Chain scheme. Paragraph 7.4.13 provides further details on this scheme.

7.3.2 Projected lettings can only meet a small proportion of the immense levels of housing need in the Borough. In 2004/05 we will be able to provide lettings to less than 7% of current applicants on the Housing Register and Transfer List. Given that we can meet so little of the need in the Borough, the prioritisation of lettings is crucial. Members are therefore asked to approve the lettings targets set out in Appendix E. This lettings scheme supports a number of policy and strategic objectives, including the following:

- 58% of the available lettings are targeted to the homeless (a total of 680 properties). The borough has the third highest number of homeless households in temporary accommodation in London. The Housing Strategy, which is informed by government policy, commits the Authority to aim for an ongoing reduction in temporary accommodation, especially in hotel type accommodation. In addition the new Order making it unlawful to place a homeless family with children in a hotel for more than six weeks comes into effect on 1<sup>st</sup> April 2004.
- 20 of the lettings to the homeless are targeted for Children Leaving Care.
- 80 lettings are targeted to those with high levels of medical need.
- 14 lettings are targeted to aid in the regeneration programmes on Church End (10 lettings) and Stonebridge HAT (4 lettings).

- 60 lettings are provided for move-on accommodation for Voluntary Organisations. These applicants will generally be leaving hostel type accommodation. A flow-through of applicants in this type of accommodation is essential, to provide better housing solutions when people are ready for independent living and to free up specialised accommodation for those who require it.
- 35 lettings are provided to deal with urgent management transfers. In addition, 20 lettings are provided for instances where a transfer is required due to major works.
- 25 lettings are provided for the Intra-Estate transfer scheme.
- A number of smaller targets have been set to meet specific objectives, such as the target for the Rough Sleepers Initiative and Probation Services. These groups are highlighted in the Council's Housing Strategy as requiring support, which is in line with central government policy, and also compliments our approach to working with other Council services and agencies.

7.3.3 Overall lets to Brent properties in 2004/05 are expected to increase in comparison to previous years' performance. This is due to the expected increase in lets to Council tenants seeking a transfer, who in turn free up another Council property for letting.

7.3.4 As outlined in paragraph 7.1.8 above, Brent has one of the highest levels of overcrowded households in London. Our own data shows that a third of Transfer and Housing Register applicants are currently in overcrowded conditions. Lettings to these two groups in 2004/05 have therefore been increased in comparison to the previous financial year. Lettings to the Housing Register scheme have been increased by 100% to 100, and lettings to the Transfer scheme have been increased by 88% to 75.

7.3.5 The Locata scheme could have an impact on lettings performance against targets for groups. This is because applicants are now expected to bid for properties, rather than have properties allocated to them. Officers will therefore continue to closely monitor bidding for properties and if applicants who have a high priority are not bidding for properties, officers will assist them.

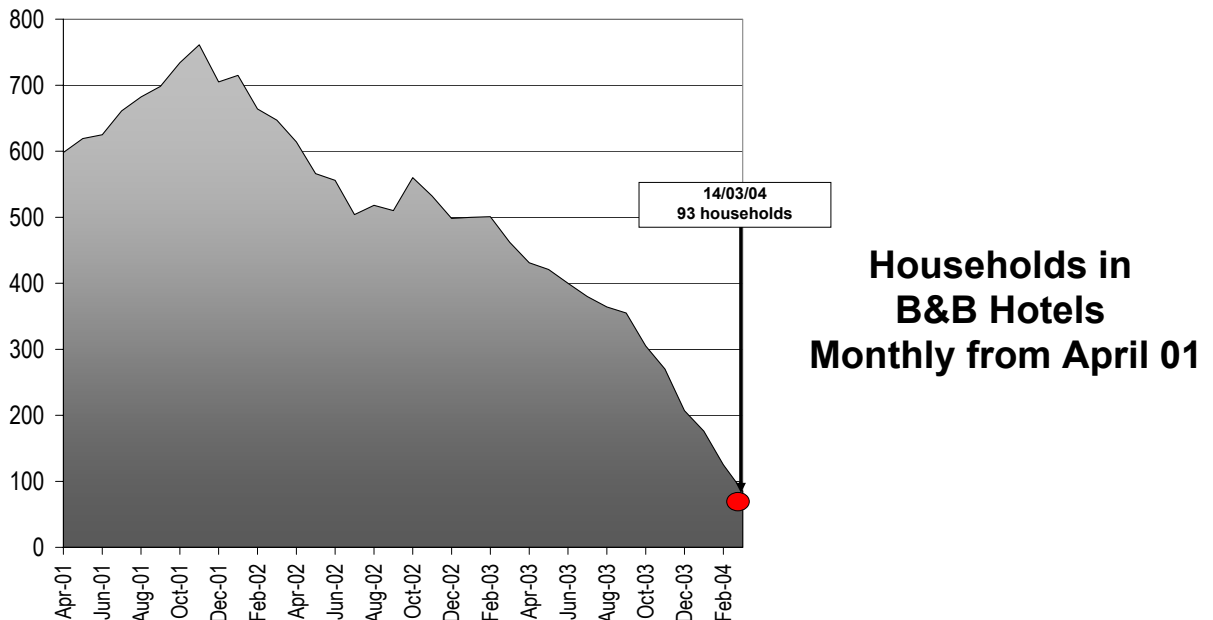
7.3.6 Members should note that officers are currently reviewing the existing allocations policy. The outcome of this review is expected to be reported to members in early summer. However members are asked to approve the lettings targets for 2004/05 within the framework of the current policy.

#### **7.4 Temporary Accommodation**

The number of households in temporary accommodation (hotel and leased properties from the private sector) in any year is dependent on both supply and demand factors, including the number of approaches and acceptances as homeless and the number of permanent lettings made to the homeless.

### 7.4.1 Hotel Numbers

Hotel accommodation is used on an emergency basis, once officers are satisfied that an applicant is eligible, homeless and in priority need. Hotel accommodation is provided until either a temporary accommodation property is secured for the applicant, or the applicant vacates the hotel, because their application for assistance has been rejected, or they have left of their own accord. The chart demonstrates the numbers accommodated since April 2001.



7.4.2 As the chart shows, the number accommodated in hotels had been on an upward trend for a considerable period of time, reaching a high of 761 households in late 2001. However there was a significant drop in the number of hotel placements from the autumn of 2002 onwards. This reduction has been achieved despite the legislation widening the categories of households in priority need, as outlined in paragraph 5.2. As at 14/03/04 there are 93 households in hotel accommodation – this is an 88% reduction from the figure in November 2001.

7.4.3 The decline in numbers is due to the implementation of the Bed and Breakfast Reduction Action Plan. Further detail on the Action Plan, its initiatives, progress made against it and the future is given in paragraph 7.7. These initiatives are a mixture of short and longer-term initiatives, aimed at addressing both supply and demand issues. Without these initiatives in place, officers had forecast that hotel numbers would rise to 1,237 by March 2004, as shown below.

	2001/02 Actuals	2003/04 Original Forecast	2003/04 Actuals (14/03/04)	%age reduction from Forecast
B&B - Families	505	804	4	100%
B&B - Singles	142	433	89	79%
<b>Total in B&amp;B</b>	<b>647</b>	<b>1237</b>	<b>93</b>	<b>92%</b>

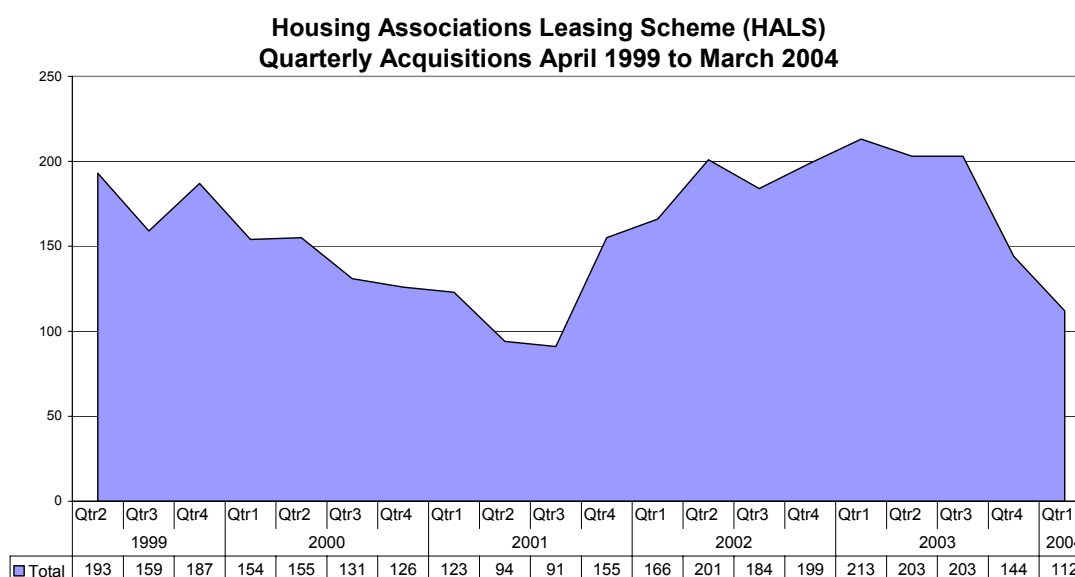
7.4.4 Hotel accommodation is extremely expensive, and the Council incurs Housing Benefit Deficit where Housing Benefit expenditure exceeds the threshold for Housing Benefit Subsidy. The total Housing Benefit subsidy loss on hotel cases in 2003/04 is expected to be £1.2 million. Officers continue to monitor the highest costing cases in hotels and ensure that action is taken on these cases to ensure that their stay is as short as possible.

7.4.5 During 2003/04 the Council launched its Private Sector Leasing and Private Licence Agreement schemes. These also incur subsidy loss but at a lower rate. The total HB subsidy loss on these properties in 2003/04 is expected to be £72k.

7.4.6 In 2004/05 the agreed HB subsidy loss budget is £907,000.

#### 7.4.7 HALS properties

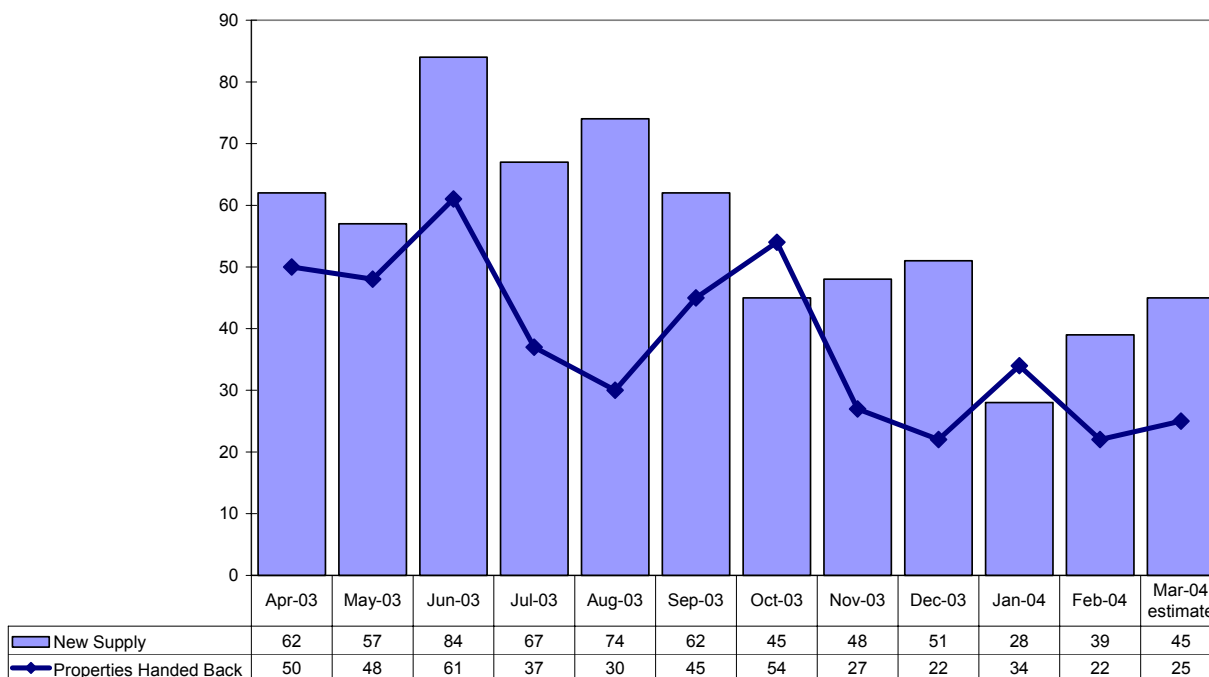
The supply of temporary accommodation units procured via the Housing Association Leasing Scheme (HALS) during the year was good, as the chart below demonstrates. However there has been a drop in acquisitions over the last two quarters. This is likely to be due to the impact of the new HALS rent schedule, which was introduced in October 2003, plus the introduction of the Private Sector Leasing scheme as an alternative temporary accommodation scheme.



7.4.8 Each month a number of HALS tenancies end, due to the landlord not wishing to renew the lease. The Council therefore needs to ensure a steady supply of new HALS properties, to provide a source of temporary accommodation for households in hotels and those in HALS lease-end properties where the lease will not be renewed, to prevent them from having to be placed in hotel accommodation.

7.4.9 The graph below shows monthly new supply against the number of properties handed back in that month. Where lease-ends are higher than new supply coming in there is a net loss in the number of HALS properties.

HALS - new acquisitions and hand-backs



#### 7.4.10 Private Leasing Scheme and Private Licence Agreement Scheme

Two new schemes were introduced during 2003/04 in order to increase the supply of temporary accommodation for homeless households. Under the Private Leasing Scheme the Council leases the property from private sector landlords for a minimum period of 3 years. This leasing scheme offers guaranteed rents and a complete housing management service. There will be around 120 properties under this scheme by April 2004. The majority of these properties are in Brent, however some out of borough properties are considered, where they are within a reasonable travelling distance.

7.4.11 The Private Licensing Agreement allows the Council to acquire a good supply of self-contained accommodation from lettings companies over a very short period of time. The properties are offered to homeless households under a weekly licence agreement. There will be around 250 households in PLA properties by the end of 2003/04. The majority of the properties are located in North and East London, although some are within the Borough. The properties are of a high quality specification, including many new build properties. Only households who meet certain criteria are offered these properties, and the refusal rate has been low to date.

#### 7.4.12 Direct Lettings into the Private Sector

Procurement of properties directly in the private sector, via the Assured Lettings Scheme, remains an important means of securing good quality self-contained accommodation for the homeless. Currently there are 520 households in this type of accommodation, and we will be seeking to further increase lettings from this route in the coming year. However each year a number of tenancies in this scheme end, and the applicants are found alternative accommodation.

7.4.13 In addition the Breaking the Chain scheme continued to be successful during the year, as part of the Bed and Breakfast Action Plan. This scheme seeks to discharge the Council's duty to homeless applicants by securing them rented accommodation in the private sector for a minimum of two years. If an applicant signs up to a property under these terms their homeless application is closed, although they are eligible to go on the Housing Register. To date over 200 households have been assisted under this initiative.

#### **7.5 Temporary Accommodation Budget 2003/04**

7.5.1 Actual expenditure figures up to the end of February 2004, together with various models are used to project temporary accommodation numbers and cost to the financial year-end. Based on these figures, officers expect there to be 4238 households in temporary accommodation at the end of March 2004. The cost to the General Fund is expected to be £4.79 million, a slight underspend of £35k against the agreed budget.

7.5.2 When compared to expenditure of £6.75 million four years ago in 1999/00, this is a reduction in temporary accommodation costs of just under £2 million. This has been achieved in the context of greater demand on the service provided, and the changes in the legislation, as detailed in paragraphs 7.1.7.

#### **7.6 Temporary Accommodation Budget 2004/05**

7.6.1 The budget for the temporary accommodation cost to the General Fund for the year 2004/05 is £5.507 million. However, a number of factors, which can be outside the Housing Resource Centre's control, will have an impact on this figure. These factors include:

- (a) The number of homeless approaches and acceptances during the year. There was a rise in the number of homeless approaches in 2003/04. Although acceptance rates have not increased, the increase in approaches impacts on staffing levels and the provision of temporary accommodation while an assessment of the application is made.
- (b) The number of permanent lettings made using both council and RSL stock.

- (c) The number of HALS properties available – both new properties and conversions from previous schemes. This, in turn, is dependent on both the housing market (is it more attractive for the owner to sell the property) and the terms and conditions offered by the RSLs for HALS properties. As outlined in paragraph 7.4.7 above, there has been a drop in the number of new HALS properties acquired over the last two quarters, this is likely to be due to the revised rent schedule, which implemented lower rents. Continued decline in the number of HALS properties available could increase the number of households accommodated in hotel accommodation.
- (d) The continuity of the Bed and Breakfast Action Plan, which achieved significant reductions in the number of households in hotel accommodation and the amount of time that they spend there. Further details on this project are given in paragraph 7.7
- (e) Any legal challenges made to the Council as a result of the statutory order banning Councils from using B&B accommodation for homeless households with dependant children for more than six weeks, as detailed in para 5.5.
- (f) The impact of the Department of Work and Pensions proposed changes to HB subsidy payments for temporary accommodation funding. Officers believe that if these changes are implemented they would have a negative effect on temporary accommodation procurement and a resulting increase in hotel numbers. Further details are given in paragraph 7.9.
- (g) The impact of the asylum seekers amnesty, which will affect approximately 300 families currently supported by Brent – see paragraph 7.10 for further details.
- (h) The impact of the Hillingdon judgement regarding unaccompanied asylum seeker minors. The judgement found that local authorities could have a housing duty to former unaccompanied minors once they become 18. This is because they are defined as leaving care, and therefore have a priority need under the homelessness legislation. Previously they had not been assessed as having a priority need, and therefore had not been assisted. Brent Social Services currently supports around 130 unaccompanied minors, all of whom could approach for housing assistance once they become 18. However only those who have been granted Leave to Remain and are therefore eligible for assistance will be provided with housing.

## **7.7 The Bed & Breakfast Action Plan**

7.7.1 2003/04 was the second and final year of the Bed & Breakfast Action Plan. Over the two years the Council was awarded a total of £3.2 million of grant funding from the Government's Bed and Breakfast Unit (part of the Office of the Deputy Prime Minister). This funding was for initiatives under the Council's Bed and Breakfast Action Plan, designed to meet the Government's policy objective that by March 2004, no homeless family should have to live in hotel accommodation, unless in an emergency, and then for no more than six weeks.

7.7.2 During the two years of the Plan a number of initiatives were therefore developed and implemented designed to reduce the numbers in hotels, by addressing both supply and demand issues. These included :

- Breaking the Chain Scheme
- Private Sector Leasing Scheme



- Homeless Prevention Team
- Enhanced Incentives for Underoccupation and Out of Borough schemes
- Housing Advice
- Loft Conversion scheme
- HALs Lease End incentives
- Private Licensing Agreement Scheme

- 7.7.3 Progress against targets has been good, and the numbers of households in hotels has substantially reduced, as has the amount of time that households spend in hotels. To date we have reduced B&B usage to 93, from a peak of 761 in November 2001. This is an overall reduction of 88%.
- 7.7.4 In addition, at the end of March, the Council achieved its target of having no homeless household with dependant children staying in hotel accommodation for six weeks or longer. Lord Rooker, Minister for Regeneration and Regional Development, said: "Brent Council is to be congratulated on achieving the Government's target of housing no homeless families with children in Bed and Breakfast accommodation for longer than six weeks. Homeless families with children living in B&B represent one of the most disturbing examples of social exclusion. The Government is committed to working closely with local authorities to put an end to this inappropriate practice. The challenge for Brent Council now is to ensure that the target is sustained in the future."
- 7.7.5 In addition to the BBU grant funding, the Council agreed to make a contribution of up to £500k (from the Temporary Accommodation budget) to the Plan in order to ensure that the targets were met, as the Action Plan would result in savings on total expenditure on temporary accommodation.
- 7.7.6 The Supply and Demand model provided in Appendix A assumes that funding to continue the various initiatives under the B&B Action Plan is made available after March 2004. However there is no further funding available from the Government for this purpose. Given the underlying factors affecting supply and demand in the Borough, after March 2004 the initiatives will need to be funded by the General Fund, through savings made. If the initiatives are not funded hotel numbers will steadily increase, with an accompanying increase in expenditure. This will be because although the number of homeless applications and lettings to the homeless are expected to stay at the same levels, there is a huge shortfall between demand for housing and available supply.
- 7.7.7 Officers expect that the total cost of maintaining the current low use of hotel accommodation in 2004/05 will be £1.3 million. Some of this cost will be met through savings made on hotel and other temporary accommodation expenditure, together with an agreed growth to the Temporary Accommodation budget. Without this additional funding, officers have forecast that HB Subsidy Loss on hotel costs would increase by around £620k in 2004/05 and by £1.3 million in 2005/06.

## **7.8 Donnington Court**

7.8.1 Members are already aware of the Council's plans to redevelop Donnington Court (report to Executive 17 September 2002), which is currently being decanted, having been used as temporary accommodation for homeless households. Officers are currently discussing the possibility of introducing a lettings plan for the new development with Genesis Housing Group which will take into account optimising the level of children in high rise developments and contributing to long term sustainability. As this will require Executive approval a further report will be submitted to the Executive in May 2004.

## **7.9 Proposed Changes to the Funding of Temporary Accommodation**

7.9.1 From April 2004 the Rent Service will become part of the Department of Work and Pensions (DWP). Proposals for changes to the Housing Benefit subsidy on temporary accommodation have been circulated, and are currently being consulted on. Officers anticipate that these proposals would have a negative impact on the procurement of temporary accommodation, and would therefore inevitably increase the number of households in hotel placements.

7.9.2 In 2004/05 the Council will receive 100% HB subsidy for temporary accommodation up to a threshold of £224 per week, and 10% subsidy between the threshold and a cap of £355.

7.9.3 However the DWP has proposed that the HB subsidy system is changed, from the current method of annually setting a threshold for each borough, to working on a case by case basis, with the Rent Officer making an assessment of rent for each property. The DWP has suggested that the Rent Officer HB subsidy determinations could take the higher management costs of temporary accommodation into account. However this does not mean that the subsidy would necessarily cover the management costs. The DWP is proposing that these changes come into effect from April 2005.

7.9.4 Officers believe that the proposed system would have serious implications for the provision of temporary accommodation. Current Temporary Accommodation programmes are based on agreed cash flow models, however a change to property specific HB determinations would undermine this, and is likely to have a significant impact on supply, and landlord confidence in our schemes.

7.9.5 There is a clear risk here that RSLs could reduce or stop temporary accommodation procurement programmes, due to the uncertainty, or otherwise charge much higher rates to the local authority.

7.9.6 Officers have met with representatives of the DWP to discuss the proposals and highlight their concerns, and will be following this up with a written submission. In addition the ALG has raised concerns regarding the proposals on behalf of all London authorities.

## 7.10 Asylum Seekers

- 7.10.1 In October 2003 the Home Office announced that up to 15,000 asylum seeker families would be given Indefinite Leave to Remain (ILR) under an amnesty. This applies to families who sought asylum in the UK before 2<sup>nd</sup> October 2000, had children before that date and who have suffered historical delays in the system.
- 7.10.2 Brent currently supports 300 families who are expected to be subject to the amnesty. In addition there are 23 families who are managed on behalf of the National Asylum Support Service (NASS), and 48 families placed by other boroughs in Brent. Virtually all of the families are currently in private sector rented accommodation.
- 7.10.3 Once a household receives indefinite leave to remain, they are no longer asylum seekers, and Brent will no longer be able to claim grant income for them. However there may well be a potential duty to assist them under the homeless legislation.
- 7.10.4 This is an area of financial risk. If all the relevant households were to approach as homeless this would increase homeless acceptances by around 30%. In addition temporary accommodation would need to be secured for the households in question, which would have a significant impact on the Temporary Accommodation budget.
- 7.10.5 At present most of the families are in tenancies (ASTs) and therefore there will not be an immediate financial impact. However, there will be an increased risk of eviction, since at present the Asylum Team makes the rent payment directly - for the landlord this is relatively low risk. In addition Housing Benefit levels (rent officer restricted) could be below current payments being made. Assured Shorthold Tenancies can be ended without specific grounds, but this would take around 3 to 6 months for the landlord to gain possession through court action.
- 7.10.6 An internal group is working on the amnesty and its implications. A protocol is in place for managing the cases from the time that a decision is made to grant ILR to the point when the rent is under payment through HB. Once ILR is granted there is a period of 28 days when support continues to be provided by the Asylum Team. In this period it is imperative that the move from direct payment of the rent to payments through Housing Benefit is achieved. Good links with the Rent Officer service are key to this approach, to ensure that homelessness is prevented. The Rent Officer service have been very responsive to our requests and have agreed to provide us with a fast-track service for all amnesty cases.
- 7.10.7 A number of costs could arise from this project, including:
- a. making good any shortfall between the Rent Officer determination and the rent to the landlord;
  - b. paying premiums to landlords to offset any increased risk associated with taking Housing Benefit (although no premiums have been paid to date)
  - c. additional costs to the Temporary Accommodation budget due to increased homelessness, as the continuation of the tenancy will not be possible in all instances;
  - d. additional staff may be required.

7.10.8 The Home Office has indicated that additional funding will be available, although there is no detail on what will be provided at the moment.

7.10.9 Although the amnesty process was slow to begin with in recent weeks the number of cases Brent is processing has increased - at the time of writing Brent has received over 40 cases.

## **7.11 Homelessness Strategy**

7.11.1 Brent's Homelessness Strategy was published in July 2003, following an extensive Homelessness Review and wide-spread consultation with service users, the voluntary sector and other stake-holders.

7.11.2 Broadly the aims of the Homelessness Strategy are:

- Preventing homelessness
- Minimising the use of B&B
- Minimising rough sleeping
- Improving services to the single homeless, including non-priority cases
- Improving services to all vulnerable groups.

7.11.3 Key initiatives to address the aims above contained within the Strategy include:

- The Homelessness Compact, which works in close partnership with homeless people to pilot various initiatives
- Reduction in the number of rough sleepers, by working in partnership with the voluntary sector
- Setting up a Rent in Advance scheme
- Development of outreach services for the homeless
- Development of a Training into work scheme in conjunction with the De Paul Trust
- Partnership working with colleagues in health and other services.
- Creation of a hostel development officer, to ensure best use of hostel accommodation
- Development of a Save as you Stay scheme to enable homeless people in short-term accommodation to save towards a deposit
- Support for a Homeless Families Centre
- Development of a Housing Options package.

7.11.4 Grant funding of £783,000 has been awarded to the Council by the Office of the Deputy Prime Minister to assist in implementing the Homelessness Strategy in 2004/05. However this is some way short of the amount originally bid for, and some commitments in the Strategy currently do not have any funding source identified.

## **7.12 Best Value Performance Indicators**

7.12.1 Two new Best Value Performance Indicators (BVPIs) relating to housing came into effect on 1st April 2004. The first one measures the number of people sleeping rough on a single night within the area of the authority. The second measures "The percentage change in the average number of families, which include dependent children or a pregnant woman, placed in temporary accommodation under the homelessness legislation compared with the average from the previous year". These BVPIs, like the existing ones, will be used as a measurement in the Council's overall CPA assessment.

## **8. Background Information**

### Housing Scrutiny Committee

Supply & Demand and Temporary Accommodation Forecasts (2/2/00)

Supply & Demand, Temporary Accommodation and Asylum Seekers (09/00)

Supply & Demand and Temporary Accommodation (03/01)

Temporary Accommodation: Trends and Costs (10/01)

### Cabinet

Supply & Demand and Temporary Accommodation (06/02)

### Executive

Supply & Demand and Temporary Accommodation (04/03)

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**Martin Cheeseman**  
**Director of Housing**

## Appendix A: Supply & Demand Model

	2001/2002	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007
<b>DEMAND</b>						
Transfers	2190	2241	2224	2446	2322	2191
Register (Non-homeless)	11699	10984	11766	12943	12650	13622
Homeless Applications	2411	2450	2700	2750	2800	2800
Acceptance Rate	50%	43%	35%	35%	35%	35%
Acceptances	1266	1054	945	963	980	980
Fall Out Rate	-253	-202	-153	-156	-156	-155
Total New Demand	1013	852	792	806	824	825
Families in T.A. Brought Forward	3800	3984	4157	4238	4204	4189
Net Homeless Demand	4813	4836	4949	5044	5029	5014
<b>DEMAND FROM ALL GROUPS</b>	<b>18701</b>	<b>18061</b>	<b>18939</b>	<b>19257</b>	<b>20001</b>	<b>20828</b>
<b>PERMANENT SUPPLY</b>						
Brent lets	436	457	426	664	500	480
Housing Association	635	566	613	517	540	530
<b>PERMANENT SUPPLY (RSL's &amp; Brent)</b>	<b>1071</b>	<b>1023</b>	<b>1039</b>	<b>1181</b>	<b>1040</b>	<b>1010</b>
<b>LETTINGS</b>						
Chalkhill Decants	105	0	0	0	0	0
Transfers	157	165	187	235	235	235
Register (Non-homeless)	123	235	281	266	266	266
Homeless	686	636	571	680	680	680
<b>ALL PERMANENT LETTINGS</b>	<b>1071</b>	<b>1036</b>	<b>1039</b>	<b>1181</b>	<b>1181</b>	<b>1181</b>
Direct Lettings in the Private Sector	0	91	100	100	100	100
Out of Borough Lettings	26	20	40	60	60	60
<b>ALL LETTINGS (Incl Private Sector)</b>	<b>1097</b>	<b>1147</b>	<b>1179</b>	<b>1341</b>	<b>1341</b>	<b>1341</b>
<b>RESIDUAL DEMAND</b>						
Transfers	1928	2076	2037	2211	2087	1956
Register (Non-homeless)	11576	10749	11485	11500	12384	13356
Homeless (In T.A.)	3984	4157	4238	4204	4189	4174
<b>UNMET DEMAND (After Lettings)</b>	<b>17488</b>	<b>16982</b>	<b>17760</b>	<b>17916</b>	<b>18660</b>	<b>19487</b>
<b>T.A. BREAKDOWN</b>						
AST / HALS / PSL	2453	2792	2772	2631	2587	2549
B&B	647	462	104	90	85	80
PLA	0	0	218	250	250	250
ALS	300	316	520	539	552	561
BDL	0	0	100	150	150	150
Hostel	188	188	188	188	188	188
Emergency RSL Hostel	30	30	30	30	30	30
Homeless At Home	144	141	100	120	140	160
Stonebridge HAT	98	87	65	65	65	65
Short-Life Lettings (Chalkhill, Church End etc)	89	106	106	106	106	106
Mother & Baby	35	35	35	35	35	35
<b>ALL TEMPORARY ACCOMMODATION</b>	<b>3984</b>	<b>4157</b>	<b>4238</b>	<b>4204</b>	<b>4189</b>	<b>4174</b>

**Appendix B: Current Housing Demand – By list and bedrooms needed.**

<b>Housing Register</b>	<b>Bedsit</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6+</b>	<b>Total</b>
CHILDREN LEAVING CARE	22	1	2					25
CHURCH END QUOTA (APPROVED)	2							2
CONTRIBUTION TO MOBILITY	17	2	16	23	2			60
FORMER SERVICE TENANT	1		1	1				3
HOUSING REGISTER	5,490	721	5,416	2,439	559	91	16	14,732
MEDICAL A (HOU REG)	39	49	54	57	25	6	1	231
OUT OF BOROUGH APPLICANTS	77	12	27	13	2	2		133
PROBATION SERVICE QUOTA	3							3
ROUGH SLEEPERS	3							3
SOCIAL SERVICES (HOU REG)			1	1				2
STONEBRIDGE HAT	1		3	1	3			8
SUCCESSION (UNDEROCCUPATION)	15	2	3					20
VOLUNTARY ORGANISATION QUOTA	44							44
<b>Total</b>	<b>5,714</b>	<b>787</b>	<b>5,523</b>	<b>2,535</b>	<b>591</b>	<b>99</b>	<b>17</b>	<b>15,266</b>

<b>Transfer List</b>	<b>Bedsit</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6+</b>	<b>Total</b>
#1000 UNDER OCCUPATION	55	16	8	1				80
DECANT	6	1	5	9	1			22
INTRA-ESTATE TRANSFER	19		20	20				59
MANAGEMENT TRANSFER	19		16	17	12	2		66
MEDICAL A (TRANSFER)	34	18	32	24	13	2		123
TENANCY SEPARATION	5		1	1				7
TRANSFER LIST	377	70	637	645	114	22	2	1,867
<b>Total</b>	<b>515</b>	<b>105</b>	<b>719</b>	<b>717</b>	<b>140</b>	<b>26</b>	<b>2</b>	<b>2,224</b>

<b>Total Demand</b>	<b>6,229</b>	<b>892</b>	<b>6,242</b>	<b>3,252</b>	<b>731</b>	<b>125</b>	<b>19</b>	<b>17,490</b>
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## Appendix C: Lettings Performance 2003/04 (April – February)

### BRENT LETS

	TOTAL	BSR	1 BED	2 BED	3BED	4 BED+
	ACT	ACT	ACT	ACT	ACT	ACT
<b>HOUSING REGISTER</b>						
HOUSING REGISTER (HMLSS)	177	12	67	69	23	6
HOUSING REGISTER (OTHER)	21	7	8	5	1	0
<b>SUB-TOTAL</b>	<b>198</b>	<b>19</b>	<b>75</b>	<b>74</b>	<b>24</b>	<b>6</b>
MEDICAL 25 (HOMELESS)	6	1	2	1	0	2
MEDICAL 25 (REGISTER)	6	0	4	2	0	0
VOLUNTARY ORGANISATIONS	43	6	37	0	0	0
CONTRIBUTION TO MOBILITY	18	2	9	3	3	1
SOCIAL SERVICES/CHILDREN IN NEED	0	0	0	0	0	0
CHILDREN LEAVING CARE	11	3	8	0	0	0
STONEBRIDGE HAT	0	0	0	0	0	0
ROUGH SLEEPERS INITIATIVE	2	1	1	0	0	0
PROBATION SERVICE	3	1	2	0	0	0
CHURCH END	1	0	0	0	1	0
FORMER SERVICE TENANTS	1	0	1	0	0	0
<b>SUB-TOTAL</b>	<b>91</b>	<b>14</b>	<b>64</b>	<b>6</b>	<b>4</b>	<b>3</b>
<b>TRANSFERS</b>						
CHALKHILL DECANTS	0	0	0	0	0	0
DECANTS	9	0	3	4	2	0
TRANSFER LIST	21	1	5	10	5	0
MEDICAL 25 (TRANSFERS)	10	0	2	2	5	1
TENANCY SEPARATION	3	1	2	0	0	0
MANAGEMENT TRANSFER	10	0	2	5	2	1
INTRA-ESTATE TRANSFER	10	0	2	7	1	0
£1000 UNDER OCCUPATION	18	0	18	0	0	0
<b>SUB-TOTAL</b>	<b>81</b>	<b>2</b>	<b>34</b>	<b>28</b>	<b>15</b>	<b>2</b>
<b>TOTAL</b>	<b>370</b>	<b>35</b>	<b>173</b>	<b>108</b>	<b>43</b>	<b>11</b>

### HOUSING ASSOCIATION LETS

	TOTAL	BSR	1 BED	2 BED	3BED	4 BED+
	ACT	ACT	ACT	ACT	ACT	ACT
<b>HOUSING REGISTER</b>						
HOUSING REGISTER (HMLSS)	279	7	73	138	42	19
HOUSING REGISTER (OTHER)	74	11	49	11	3	0
<b>SUB-TOTAL</b>	<b>353</b>	<b>18</b>	<b>122</b>	<b>149</b>	<b>45</b>	<b>19</b>
MEDICAL 25 (HOMELESS)	35	0	5	7	12	11
MEDICAL 25 (WAITING LIST)	12	0	5	2	4	1
VOLUNTARY ORGANISATIONS	15	1	14	0	0	0
CONTRIBUTION TO MOBILITY	16	0	4	3	8	1
SOCIAL SERVICES/CHILDREN IN NEED	9	0	8	1	0	0
CHILDREN LEAVING CARE	0	0	0	0	0	0
STONEBRIDGE HAT	0	0	0	0	0	0
ROUGH SLEEPERS INITIATIVE	0	0	0	0	0	0
PROBATION SERVICE	2	0	2	0	0	0
CHURCH END	4	0	2	0	2	0
FORMER SERVICE TENANTS	0	0	0	0	0	0
<b>SUB-TOTAL</b>	<b>93</b>	<b>1</b>	<b>40</b>	<b>13</b>	<b>26</b>	<b>13</b>
<b>TRANSFERS</b>						
CHALKHILL DECANTS	0	0	0	0	0	0
DECANTS	5	0	4	0	1	0
TRANSFER LIST	19	0	8	4	6	1
MEDICAL 25 (TRANSFERS)	18	0	5	2	7	4
TENANCY SEPARATION	1	0	0	1	0	0
MANAGEMENT TRANSFER	23	0	5	6	5	7
INTRA-ESTATE TRANSFER	0	0	0	0	0	0
£1000 UNDER OCCUPATION	16	0	15	1	0	0
<b>SUB-TOTAL</b>	<b>82</b>	<b>0</b>	<b>37</b>	<b>14</b>	<b>19</b>	<b>12</b>
<b>TOTAL</b>	<b>528</b>	<b>19</b>	<b>199</b>	<b>176</b>	<b>90</b>	<b>44</b>



## Appendix D: Lettings Performance 2003/04 (April-February)

### BRENT AND HOUSING ASSOCIATION

Note: The monthly targets are calculated on a pro rata basis. Rounding errors may result on the 'TAR' and 'VAR' columns.

	TARGET	PRO RATA	TOTALS		BSR				1 BED				2 BED				3BED				4 BED+			
	P.A.	TAR	ACT	VAR	TAR P.A.	PR TAR	ACT	VAR	TAR P.A.	PR TAR	ACT	VAR	TAR P.A.	PR TAR	ACT	VAR	TAR P.A.	PR TAR	ACT	VAR	TAR P.A.	PR TAR	ACT	VAR
<b>HOUSING REGISTER</b>																								
<b>MEDICAL 25(HFAM)</b>	25	23	41	18	0	0	1	1	13	12	7	-5	8	7	8	1	3	3	12	9	1	1	13	12
HOUSING REG POINTS (HMLSS)	650	596	456	-140	25	23	19	-4	175	160	140	-20	300	275	207	-68	120	110	65	-45	30	28	25	-3
HOUSING REG POINTS (OTHER)	50	46	95	49	15	14	18	4	20	18	57	39	11	10	16	6	3	3	4	1	1	1	0	-1
<b>SUB-TOTAL</b>	<b>725</b>	<b>665</b>	<b>592</b>	<b>-73</b>	<b>40</b>	<b>37</b>	<b>38</b>	<b>1</b>	<b>208</b>	<b>191</b>	<b>204</b>	<b>13</b>	<b>319</b>	<b>292</b>	<b>231</b>	<b>-61</b>	<b>126</b>	<b>116</b>	<b>81</b>	<b>-35</b>	<b>32</b>	<b>29</b>	<b>38</b>	<b>9</b>
MEDICAL 25 (REGISTER)	25	23	18	-5	1	1	0	-1	12	11	9	-2	9	8	4	-4	2	2	4	2	1	1	1	0
VOLUNTARY ORGANISATIONS	60	55	58	3	25	23	7	-16	35	32	51	19	0	0	0	0	0	0	0	0	0	0	0	0
CONTRIBUTION TO MOBILITY	12	11	34	23	2	2	2	0	4	4	13	9	4	4	6	2	2	2	11	9	0	0	2	2
SOCIAL SERVICES/CHILDREN IN NEED	10	9	9	0	1	1	0	-1	4	4	8	4	3	3	1	-2	1	1	0	-1	1	1	0	-1
CHILDREN LEAVING CARE	14	13	11	-2	4	4	3	-1	10	9	8	-1	0	0	0	0	0	0	0	0	0	0	0	0
STONEBRIDGE HAT	4	4	0	-4	0	0	0	0	1	1	0	-1	3	3	0	-3	0	0	0	0	0	0	0	0
ROUGH SLEEPERS INITIATIVE	4	4	2	-2	3	3	1	-2	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
PROBATION SERVICE	8	7	5	-2	5	5	1	-4	3	3	4	1	0	0	0	0	0	0	0	0	0	0	0	0
CHURCH END	10	9	5	-4	0	0	0	0	2	2	2	0	5	5	0	-5	2	2	3	1	1	1	0	-1
FORMER SERVICE TENANTS	6	6	1	-5	0	0	0	0	1	1	1	0	2	2	0	-2	3	3	0	-3	0	0	0	0
<b>SUB-TOTAL</b>	<b>153</b>	<b>140</b>	<b>143</b>	<b>3</b>	<b>41</b>	<b>38</b>	<b>14</b>	<b>-24</b>	<b>73</b>	<b>67</b>	<b>97</b>	<b>30</b>	<b>26</b>	<b>24</b>	<b>11</b>	<b>-13</b>	<b>10</b>	<b>9</b>	<b>18</b>	<b>9</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>
<b>TRANSFERS</b>																								
CHALKHILL DECANTS	2	2	0	-2	0	0	0	0	0	0	0	0	0	0	0	0	2	2	0	-2	0	0	0	0
DECANTS	22	20	14	-6	0	0	0	0	9	8	7	-1	8	7	4	-3	4	4	3	-1	1	1	0	-1
TRANSFER POINTS SCHEME	40	37	40	3	0	0	1	1	12	11	13	2	15	14	14	0	12	11	11	0	1	1	1	0
MEDICAL 25 (TRANSFERS)	35	32	28	-4	0	0	0	0	10	9	7	-2	12	11	4	-7	10	9	12	3	3	3	5	2
TENANCY SEPARATION	5	5	4	-1	0	0	1	1	3	3	2	-1	2	2	1	-1	0	0	0	0	0	0	0	0
MANAGEMENT TRANSFER	37	34	33	-1	0	0	0	0	8	7	7	0	17	16	11	-5	10	9	7	-2	2	2	8	6
INTRA-ESTATE TRANSFER	22	20	10	-10	0	0	0	0	7	6	2	-4	9	8	7	-1	6	6	1	-5	0	0	0	0
£1000 UNDER OCCUPATION	48	44	34	-10	0	0	0	0	40	37	33	-4	8	7	1	-6	0	0	0	0	0	0	0	0
<b>SUB-TOTAL</b>	<b>211</b>	<b>193</b>	<b>163</b>	<b>-30</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>89</b>	<b>82</b>	<b>71</b>	<b>-11</b>	<b>71</b>	<b>65</b>	<b>42</b>	<b>-23</b>	<b>44</b>	<b>40</b>	<b>34</b>	<b>-6</b>	<b>7</b>	<b>6</b>	<b>14</b>	<b>8</b>
<b>TOTAL</b>	<b>1089</b>	<b>998</b>	<b>898</b>	<b>-100</b>	<b>81</b>	<b>74</b>	<b>54</b>	<b>-20</b>	<b>370</b>	<b>339</b>	<b>372</b>	<b>33</b>	<b>416</b>	<b>381</b>	<b>284</b>	<b>-97</b>	<b>180</b>	<b>165</b>	<b>133</b>	<b>-32</b>	<b>42</b>	<b>39</b>	<b>55</b>	<b>17</b>

## Appendix E: Lettings Targets 2004/05

### BRENT AND HOUSING ASSOCIATION - Projected Lettings 2004 / 05

	BSR	1 BED	2 BED	3BED	4 BED+	Total
Brent	78	309	217	55	5	664
RSL	8	142	191	126	50	517
Total	86	451	408	181	55	1181

	BSR	1 BED	2 BED	3BED	4 BED+	TOTAL
<b>HOUSING REGISTER (HOMELESS)</b>						
HOUSING REGISTER (HMLSS)	25	195	275	100	30	625
MEDICAL 25 (HMLSS)	1	12	9	8	5	35
CHILDREN LEAVING CARE	5	12	3	0	0	20
<b>SUB-TOTAL</b>	<b>31</b>	<b>219</b>	<b>287</b>	<b>108</b>	<b>35</b>	<b>680</b>
<b>HOUSING REGISTER</b>						
HOUSING REGISTER (OTHER)	20	54	20	5	1	100
MEDICAL 25 (REGISTER)	0	8	3	3	1	15
VOLUNTARY ORGANISATIONS	20	40	0	0	0	60
CONTRIBUTION TO MOBILITY	2	20	16	10	2	50
SOCIAL SERVICES/CHILDREN IN NEED	1	5	2	1	1	10
STONEBRIDGE HAT	0	1	2	1	0	4
ROUGH SLEEPERS INITIATIVE	3	1	0	0	0	4
PROBATION SERVICE	4	4	0	0	0	8
CHURCH END	0	3	3	2	2	10
FORMER SERVICE TENANTS	0	1	2	2	0	5
<b>SUB-TOTAL</b>	<b>50</b>	<b>137</b>	<b>48</b>	<b>24</b>	<b>7</b>	<b>266</b>
<b>TRANSFERS</b>						
DECANTS	0	7	8	4	1	20
TRANSFER SCHEME	5	22	25	18	5	75
MEDICAL 25 (TRANSFERS)	0	10	8	10	2	30
TENANCY SEPARATION	0	3	2	0	0	5
MANAGEMENT TRANSFER	0	5	15	10	5	35
INTRA-ESTATE TRANSFER	0	8	10	7	0	25
£1000 UNDER OCCUPATION	0	40	5	0	0	45
<b>SUB-TOTAL</b>	<b>5</b>	<b>95</b>	<b>73</b>	<b>49</b>	<b>13</b>	<b>235</b>
<b>TOTAL</b>	<b>86</b>	<b>451</b>	<b>408</b>	<b>181</b>	<b>55</b>	<b>1181</b>