

# LONDON BOROUGH OF BRENT

**Meeting of the Executive**  
17<sup>th</sup> January 2005

## Report from the Director of Housing

For information

Wards affected: n/a

### Report Title: **Temporary Accommodation Update**

Forward Plan Ref: HSG-04/05-34

#### **1.0 Summary**

- 1.1 This report provides Members with an updated supply and demand analysis for housing, including lettings performance to date, and numbers in temporary accommodation.
- 1.2 The report also provides an update regarding expenditure on Temporary Accommodation budgets within the General Fund for the current financial year, with an analysis of the key factors which will have an impact on expenditure and numbers in temporary accommodation.
- 1.3 An update regarding the Home Office amnesty to Asylum Seekers currently assisted under the Interim Provisions is included.

#### **2.0 Recommendations**

- 2.1 That Members note:
- (a) the updated supply and demand analysis for housing, including lettings performance to date and numbers in temporary accommodation.
  - (b) the update regarding expenditure on Temporary Accommodation within the General Fund for the current financial year, and analysis of the key factors which will have an impact on expenditure and numbers in temporary accommodation.
  - (c) the update on the Home Office amnesty to Asylum Seekers currently assisted under the Interim Provisions.

### 3.0 Detail

#### 3.1 Supply & Demand Projection

3.1.1 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.

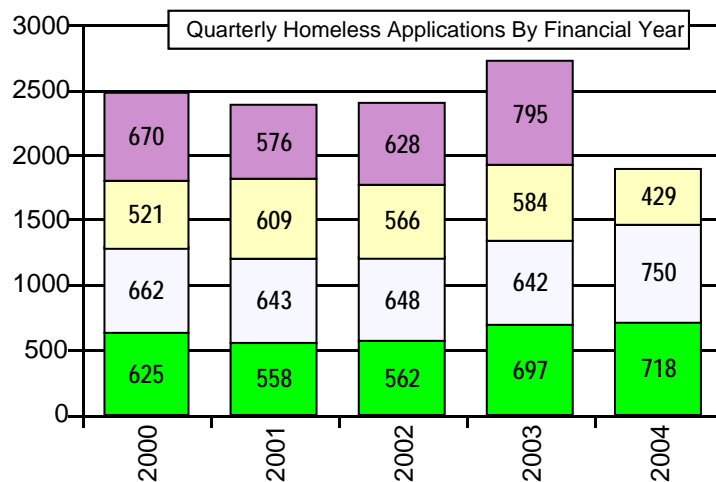
	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
DEMAND FROM ALL GROUPS	18061	18939	18737	19529	20430	21434
PERMANENT SUPPLY (RSL's & Brent)	1023	1039	1065	1040	1010	1010
ALL LETTINGS (Incl Private Sector)	1147	1179	1170	1145	1135	1125
UNMET DEMAND (After Lettings)	16982	17760	17567	18384	19295	20309
ALL TEMPORARY ACCOMMODATION	4157	4238	4507	4641	4673	4653

3.1.2 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.

3.1.3 The level of unmet demand in the Borough is expected to continue to rise – by 2007, as the table shows, we expect there to be around 20,000 households with an unmet housing need.

#### 3.2 Homeless Applications and Decisions

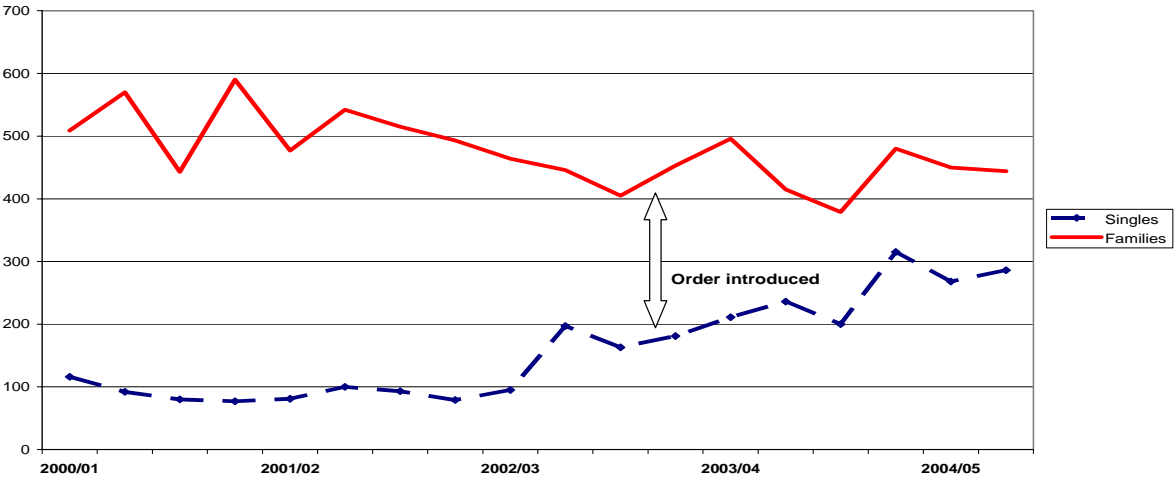
3.2.1 The table below shows homeless applications received per quarter by financial year, and includes applications up to the end of November 2004.



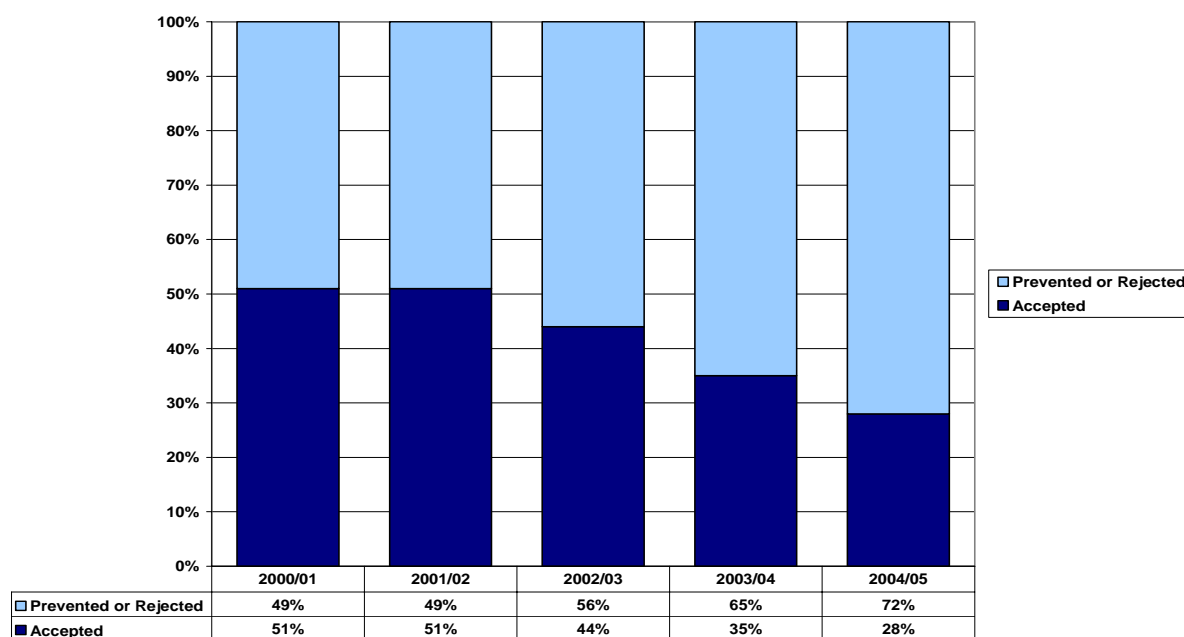
3.2.2 Officers expect that there will be in the region of 2,900 homeless approaches in this financial year. This is an increase of around 20% (500 applications) since the introduction of the Priority Need Order in July 2002, which extended the priority need categories, as outlined in paragraph 5.2.

3.2.3 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 Order was introduced) onwards. Prior to the Order around 100 singles had approached for assistance in a quarter, however, following the introduction of the new legislation this increased to around 300 approaches per quarter.

Quarterly Homeless Approaches - Families & Singles 2000 to date



3.2.4 However the percentage of homeless applications which are accepted has decreased in comparison to previous years, whilst the number of cases which are closed, either because homelessness has been successfully prevented or the case is rejected, has risen, as the next chart demonstrates.



3.2.5 As the graph shows, the percentage of homeless applications which are accepted has dropped over the last three financial years. Based on figures to date, 28% of homeless applications have been accepted in the current financial year, and officers expect this figure to remain at around 30% for the rest of the year.

3.2.6 There are a number of reasons for the drop in accepted homeless cases. In particular there is the continued good performance of the Homeless Prevention Team, who are part of the Private Housing Information Unit, but who work closely with Housing Resource Centre officers. Their early intervention in cases which are threatened with homelessness has meant that many are prevented from becoming homeless, for example through negotiation with landlords. In cases where the team can not prevent homelessness they will seek to provide other housing solutions for the households, such as assisting them to secure alternative accommodation in the private rented sector.

3.2.7 The work of the in-house Housing Benefit Team also continues to contribute 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 also helps to prevent homelessness in around 250 cases per year, where the landlords, whether private sector or an RSL, were seeking to evict a household due to rent arrears.

3.2.8 Homeless advice and prevention services are currently under review and a separate report will be presented to Members on the outcome of this review.

### 3.3 Permanent Lettings against Targets 2004/05

3.3.1 Last year a total of 1,027 lettings were made. In this financial year we initially expected to achieve a small increase on this figure, totalling 1,181 lets. The next table summarises actual lettings performance to the end of November against the targets agreed by Members at the beginning of the year, and in comparison to performance in the previous year.

Lettings Variance from Targets To Month = 8

		Full Year Actuals 2003/04	Targets 2004/05	Pro Rata Target	Actuals 2004/05	Var	% Var
<b>Target Group</b>	<b>Homeless</b>	562	680	453	284	-169	-37%
	<b>Register</b>	275	266	177	199	22	12%
	<b>Transfer</b>	190	235	157	145	-12	-7%
	<b>Total</b>	<b>1027</b>	<b>1181</b>	<b>787</b>	<b>628</b>	<b>-159</b>	<b>-20%</b>
<b>Lettings Source</b>	<b>Council</b>	418	664	443	379	-64	-14%
	<b>RSL</b>	609	517	345	249	-96	-28%
	<b>Total</b>	<b>1027</b>	<b>1181</b>	<b>787</b>	<b>628</b>	<b>-159</b>	<b>-20%</b>

3.3.2 Overall lettings are currently 20% below the pro rata targets. Officers anticipate that this shortfall will reduce to less than 10% by the end of the financial year, although the original targets will not be met.

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

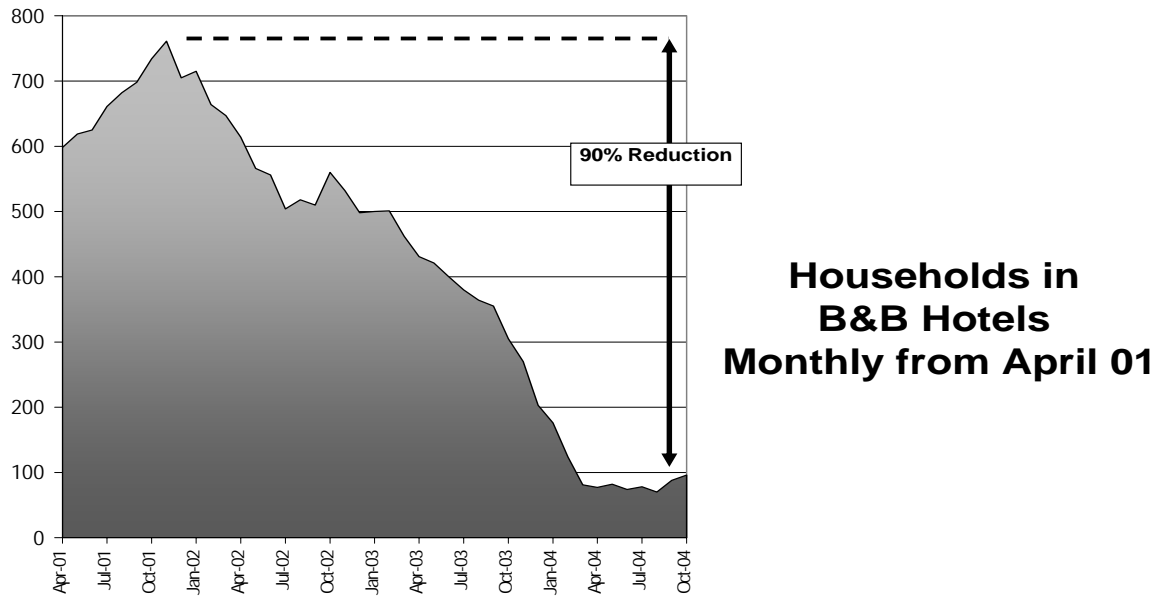
3.3.4 Officers also expect to make at least 65 lettings directly into the private rented sector through the Breaking the Chain scheme during the year.

### 3.4 Temporary Accommodation

3.4.1 The number of households in temporary accommodation (hotels, hostels and properties in the private sector managed by housing associations or suppliers) 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.

#### 3.4.2 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 in hotels since April 2001.



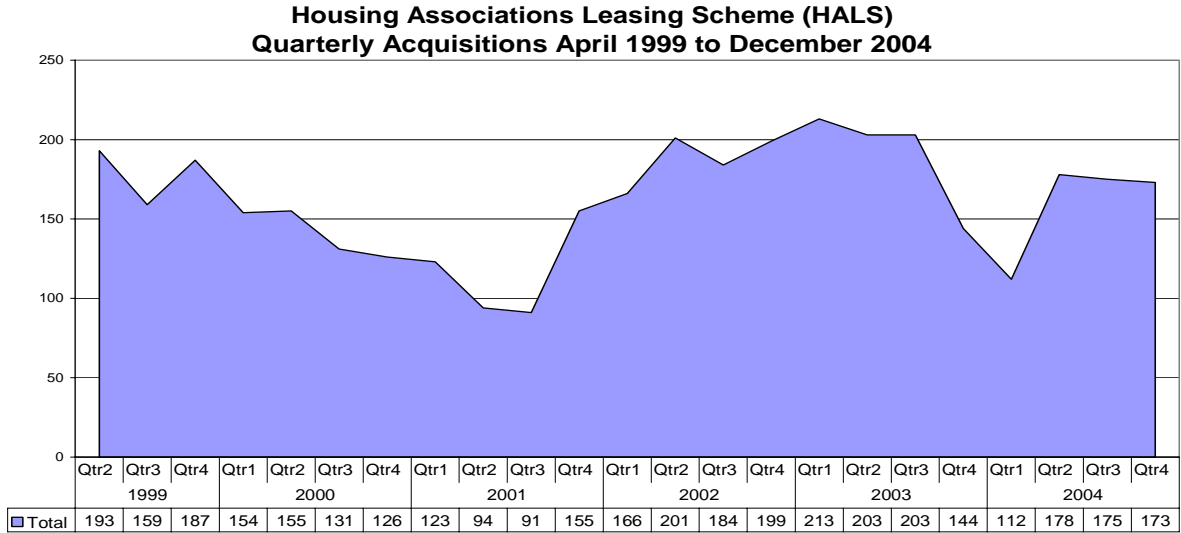
- 3.4.3 The number accommodated in hotels had been on an upward trend for a considerable period of time, reaching a high of 761 households in late 2001. However there was a significant drop in the number of hotel placements from the autumn of 2002 onwards. This reduction was achieved despite legislation widening the categories of households in priority need, as outlined in paragraph 5.2 and the accompanying increase in the number of homeless approaches. However this decrease in hotel numbers is within a backdrop of increasing numbers overall in all temporary accommodation.
- 3.4.4 The decline in hotel numbers was due to the implementation of the two year Bed and Breakfast Reduction Action Plan, which began in 2002. The Council received grant funding for two years from the Office of the Deputy Prime Minister to implement the plan, which consisted of a mixture of short and longer-term initiatives, aimed at addressing both supply and demand issues.
- 3.4.5 At the end of March 2004, the Council achieved its target of having no families with dependant children in hotel accommodation for six weeks or longer. This performance has been maintained since then, with no family having a stay in a hotel of more than six weeks. On average, at any one time there are around 80 households accommodated in hotel accommodation, of these between 15 and 20 are families with dependant children.
- 3.4.6 Since April 2004 it has been unlawful for a local authority to place a homeless family with children in a hotel for more than six weeks. The new legislation gives homeless families the power to take local authorities to court if they are placed in a hotel for more than the six week limit.

3.4.7 Hotel accommodation is extremely expensive, and the Council incurs Housing Benefit Deficit where Housing Benefit expenditure exceeds the threshold for Housing Benefit Subsidy. The rules for the calculation of HB subsidy have changed, and the Council now receives 100% HB subsidy for temporary accommodation up to a threshold of £224 per week, 10% subsidy between the threshold and a cap of £355, and nil subsidy above this cap.

3.4.8 The total Housing Benefit subsidy loss on hotel cases in 2004/05 is expected to be £540,000. 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.

**3.4.9 HALS properties**

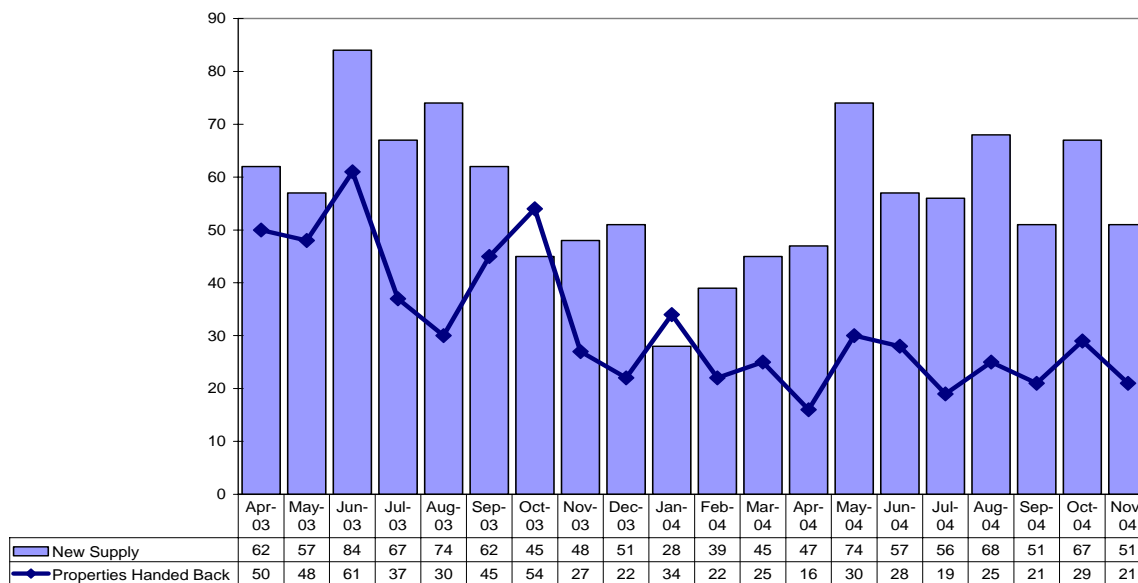
The supply of temporary accommodation units procured via the Housing Association Leasing Scheme (HALS) during the year has improved, following a drop in numbers in the first quarter of 2004, as the chart below demonstrates.



3.4.10 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 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.

3.4.11 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



### 3.4.12 Brent Direct Leasing Scheme & Private Sector Licensing Agreement Scheme

Two new schemes have been introduced in order to increase the supply of temporary accommodation for homeless households, and reduce the reliance on the supply of HALS properties. Under the Brent Direct 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 are currently 230 properties in management under this scheme. The majority of these properties are in Brent; however some out of borough properties are considered, where they are within a reasonable travelling distance.

3.4.13 The Private Sector Licensing Agreement Scheme enabled 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 license agreement. There are currently 290 households in PLA properties. The majority of the properties are located in North and East London, and are of a high quality specification, including many new build properties.

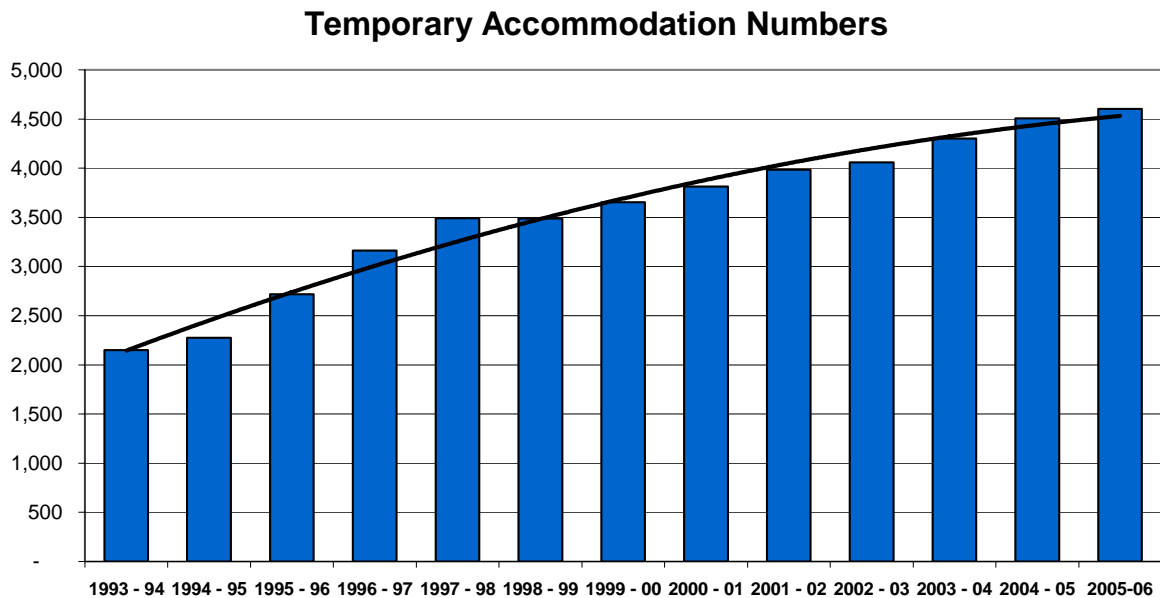
### 3.4.14 Direct Lettings into the Private Sector

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 over 500 households accommodated in ALS properties. However each year a number of tenancies in this scheme end, and the applicants are found alternative accommodation.



### 3.4.15 Numbers in Temporary Accommodation

Although, as outlined in paragraph 3.4.3 above, the number of homeless households in hotel accommodation has been dramatically reduced, overall numbers in TA are increasing, as the next graph, which includes projected figures for 2005/06, demonstrates.



3.4.16 This overall growth is a result of many factors affecting the demand for housing assistance and the supply of permanent solutions. Paragraph 3.2.2 has highlighted how the number of homeless approaches is increasing and is expected to continue to rise. Paragraph 3.1.1 has outlined the shortfall between those in housing need and the supply of permanent housing.

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

3.5.1 Actual expenditure figures up to the end of November 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 approximately 4,500 households in temporary accommodation at the end of March 2005.

3.5.2 Officers expect the cost to the General Fund to be within the budget of £6.41 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 3.2.2 and 5.2.

3.5.3 In the previous two financial years, the Council received grant funding from the Office of the Deputy Prime Minister (ODPM) to deliver its B & B Reduction Action Plan. 2003/04 was the second and final year of this funding, and the ODPM indicated their expectation that authorities would continue to keep hotel usage to a minimum through “spend to save” initiatives after the funding ended. Provision has therefore been made within the existing Temporary Accommodation budget to ensure the continued funding of successful hotel reduction initiatives.

### **3.6 Temporary Accommodation Budget 2005/06**

3.6.1 The draft budget for the temporary accommodation cost to the General Fund for the year 2005/06 is £6.342 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. In 2004/05 homeless approaches are expected to increase by around 20% in comparison to 2002/03, and it is anticipated that this higher level of approaches will continue over future years.
- 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.
- d) Any legal challenges to the Council as a result of the Order banning Councils from using B & B accommodation for homeless households for longer than six weeks. At the time of writing no legal challenges have been made, however maintaining hotel usage at such a low level requires continuous monitoring and identification of cases which could potentially breach the six week limit.
- e) The continued impact of the amnesty to asylum seekers, which is expected to be granted to approximately 150 families currently supported by Brent.

3.6.2 The Supply and Demand model provided in Appendix A assumes that funding to continue the various initiatives under the B&B Action Plan continues to be available in 2005/06 and subsequent years. However the ODPM has stated that there will be no further funding available from the Government. Given the underlying factors affecting supply and demand in the Borough it is important that the initiatives continue 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.

3.6.3 The cost of maintaining the current low use of hotels in 2005/06 will therefore be met through savings made within the Temporary Accommodation budget on hotel and other temporary accommodation expenditure. Without this expenditure, officers have forecast that Housing Benefit Subsidy Loss on hotel costs would increase by around £620k in 2005/06 and by £1.3 million in 2006/07.

### **3.7 Homelessness Strategy**

3.7.1 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.

3.7.2 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.

3.7.3 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
- Reducing the number of rough sleepers, by working in partnership with the voluntary sector
- 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.
- The creation of a hostel development officer post, to ensure best use of hostel accommodation
- Support for a Homeless Families Centre.

3.7.4 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. This was some way short of the amount originally bid for.

3.7.5 The ODPM has indicated that the Council will receive a further grant of £740k for implementation of the Homelessness Strategy in 2005/06. Officers are therefore currently reviewing the success of projects implemented so far, and agreeing the allocation of funding for next year.

3.7.6 Officers intend to present a revised Homeless Strategy, based on the outcome of this review and covering the next four years, to the Executive in Spring 2005.

3.7.7 The ODPM has also indicated that further grant funding for the implementation of homelessness strategies will be available in 2006/07. However at present there is no indication as to how much will be available or how this will be allocated to boroughs, i.e. whether there will be a bidding process and whether future allocation will be based on an assessment of performance.

### **3.8 Best Value Performance Indicators**

3.8.1 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 most recent street count of rough sleepers, carried out in November, found only one rough sleeper. This was a reduction from the previous count, which identified six.

3.8.2 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". The second quarter of 2004/05 saw a 2% rise in the number of households with dependent children compared to the average figure in 2003/04. However this figure needs to be considered in the context of the supply and demand factors outlined above.

3.8.3 These BVPIs, like the existing ones, will be used as a measurement in the Council's overall CPA assessment. However officers are currently working through a number of initiatives designed to tackle the rising trend in temporary accommodation numbers.

### **3.9 Asylum Seekers**

3.9.1 Local authority expenditure on asylum seekers is currently grant funded by the Home Office, with any shortfall between expenditure on service provision to asylum seekers and maximum grant payable met by the local authority from the General Fund. However the Home Office allows local authorities to make special circumstances bids for additional funding where there is a shortfall between grant income and total expenditure.

3.9.2 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 applied to families who sought asylum in the UK before 2<sup>nd</sup> October 2000, had children before that date and who had suffered historical delays in the system. At the time of the announcement, Brent supported around 300 asylum seeker families, virtually all of whom were in private sector rented accommodation.

- 3.9.3 Once a household receives indefinite leave to remain, they are no longer asylum seekers, and Brent is no longer able to claim grant income for them. However there may well be a potential duty to assist them under the homeless legislation. This was identified as a potential area of financial risk, since 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.
- 3.9.4 Due to the potential financial risks, an internal group was set up to manage the amnesty and its implications. Brent's approach was to maintain the household in their existing accommodation wherever possible, working in close liaison with the landlord. A protocol was put in place for managing the cases from the time that a decision is made to grant an amnesty to the point when the rent is under payment through Housing Benefit (HB). Once an amnesty is granted there is a period of 28 days when support continues to be provided by the Asylum Team. This gives the Council time to arrange for a change from direct payment of the rent to payments through HB. Good links with the Rent Service are key to this approach, to ensure that homelessness is prevented. The Rent Service has been very responsive to our requests and agreed to provide us with a fast-track service for all amnesty cases.
- 3.9.5 Where the shortfall between the rent (based on the Rent Officers' assessment) and the household's HB entitlement is less than £2,000 per annum, the Asylum Team will consider meeting the shortfall for 12 months only. Landlords have been advised that this is a one-off payment, and that payment will not be made in future years.
- 3.9.6 Where the shortfall is greater than £2,000 the Team seek to secure alternative private rented accommodation for the household.
- 3.9.7 The approach has been successful to date. By the end of November 2004, 188 amnesty cases had been dealt with by the team.

**Outcome of ILR Amnesty Cases to Nov 04**

Household remained in existing property	159
Household rehoused to different property	13
Cases pending with the Asylum Team	11
Household evicted - homeless duty owed	3
Case closed - no contact with household	2
<b>Total Cases Processed</b>	<b>188</b>

- 3.9.8 As the table shows, over 90% of the households either remained in their existing accommodation or moved to alternative private sector accommodation. This is a direct result of the pro-active management of these cases, which has prevented a much larger number of homeless approaches.
- 3.9.9 The Home Office has indicated that some grant funding to assist with authorities costs in managing the amnesty will be available, and an application for funding will be made to the Home Office in January 2005. However there is a possibility that not all the Council's costs will be met. If this is the case, officers expect any shortfall to be contained within the existing budget for asylum seekers of £250k.
- 3.9.10 Although Brent's approach to maintaining households in their existing accommodation wherever possible has been successful, it should be noted that there are potential risks for the budget in 2005/06 and beyond. This is because, as outlined in 3.9.5 above, Brent has only met shortfall payments between the rent due and the HB entitlement for the first twelve months after the asylum seeking households get ILR. There is therefore a risk that landlords will seek to evict the household after the first twelve months. This would increase homeless approaches and put additional pressure on the temporary accommodation budget.
- 3.9.11 Officers are aware of the need for early intervention in these cases, and it may be appropriate to refer these households to the Homeless Prevention Team so that they can assist in finding alternative accommodation.
- 3.9.12 The amnesty process was originally expected to take six months. However the process was slow to begin with and the amnesty has now been running for twelve months. At present there is no indication from the Home Office as to when they expect to have processed all the relevant cases.
- 3.9.13 Asylum seeking households are currently supported by the Council under the Interim Provisions of the Immigration & Asylum Act 1999. The Interim Provisions are in place until April 2005. Staffing within the Asylum Team has reduced as the numbers being supported have dropped, and plans are in place to close down the team once the Interim Provisions end, with any remaining staff being offered redeployment or redundancy.

## **4.0 Financial Implications**

### **4.1 Temporary Accommodation and Homelessness**

Total expenditure on Temporary Accommodation in 2004/05 is projected to break even against the approved budget of £6,414,000. Expenditure on Temporary Accommodation is comprised of two elements, Temporary Accommodation costs and Housing Benefit subsidy loss incurred on households occupying hotels.

4.2 The total draft budget for expenditure on Temporary Accommodation for 2005/06 at this stage is £6,342,000. This figure comprises the Temporary Accommodation budget of £5,435,000 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 3.6.1

4.3 The ODPM have indicated their expectation that authorities will seek to continue to keep hotel usage to a minimum through “spend to save” initiatives. Provision has therefore been made within the existing Temporary Accommodation budget to ensure the continued funding of hotel reduction initiatives.

4.4 To date, the Council has been successful in complying with the legislation limiting hotel stays to six weeks or less for homeless families, as outlined in paragraph 3.4.5. A failure to comply could have financial implications for the Council, in terms of the cost to the Temporary Accommodation budget and legal costs.

4.5 A successful bid for grant funding to support the Council’s Homelessness Strategy in 2004/05 was made to the ODPM. 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 3.8. A further £740,000 has been awarded for delivery of the Homelessness Strategy in 2005/06.

4.6 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 ended in March 2004, as detailed above.

### **4.7 Asylum Seekers**

The amnesty for asylum seeking families was announced in October 2003. Officers are currently working to manage the amnesty, and ensure that there is minimal financial impact. Further details on the approach taken are provided in paragraph 3.9.

4.8 There are potential financial risks for the budget in 2005/06 and beyond, as Brent will only meet rental shortfalls for the first twelve months of a tenancy for those granted Indefinite Leave to Remain. Details of this are provided in paragraph 3.9.10; however this may result in additional pressure on the Temporary Accommodation budget.

## 5.0 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 were :

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

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 Earlier this year, it became 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.

### 5.5 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.

5.6 Brent has adopted Locata, a 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.



5.7 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.

#### 5.8 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, which have been extended to April 2005.

5.9 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.

### **6.0 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. It is important therefore that this area is closely monitored.

6.2 An Equality Impact Assessment (EIA) looking at assessment for housing was carried out in March 2004. This document provided a statistical analysis of homeless applications, homeless decisions and lettings made in terms of applicants' ethnic origin. The data was also compared to census data on Brent's population. 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 is planned for March 2005.

### **7.0 Staffing/Accommodation Implications (if appropriate)**

7.1 None specific.

## **Background Papers**

### Housing Scrutiny Committee

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)

Supply & Demand and Temporary Accommodation (04/04)

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**Martin Cheeseman**

**Director of Housing**

## Appendix A – Supply & Demand Model

	2002/2003	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008
<b>DEMAND</b>						
Transfers	2241	2224	2016	1911	1786	1665
Register (Non-homeless)	10984	11766	13244	12692	13686	14780
Homeless Applications	2450	2700	2900	3000	3000	3000
Acceptance Rate	43%	35%	30%	29%	29%	29%
Acceptances	1054	945	870	870	870	870
Fall Out Rate	-202	-153	-153	-152	-153	-154
Total New Demand	852	792	717	718	717	716
Families in T.A. Brought Forward	3984	4157	4238	4209	4241	4273
Net Homeless Demand	4836	4949	4955	4926	4958	4989
<b>DEMAND FROM ALL GROUPS</b>	<b>18061</b>	<b>18939</b>	<b>18737</b>	<b>19529</b>	<b>20430</b>	<b>21434</b>
<b>PERMANENT SUPPLY</b>						
Brent lets	457	426	601	500	480	480
Housing Association	566	613	464	540	530	530
<b>PERMANENT SUPPLY (RSL's &amp; Brent)</b>	<b>1023</b>	<b>1039</b>	<b>1065</b>	<b>1040</b>	<b>1010</b>	<b>1010</b>
<b>LETTINGS</b>						
Chalkhill Decants	0	0	0	0	0	0
Transfers	165	187	196	210	200	190
Register (Non-homeless)	235	281	228	250	250	250
Homeless	636	571	641	580	580	580
ALL PERMANENT LETTINGS	1036	1039	1065	1040	1030	1020
Direct Lettings in the Private Sector	91	100	65	65	65	65
Out of Borough Lettings	20	40	40	40	40	40
<b>ALL LETTINGS (Incl Private Sector)</b>	<b>1147</b>	<b>1179</b>	<b>1170</b>	<b>1145</b>	<b>1135</b>	<b>1125</b>
<b>RESIDUAL DEMAND</b>						
Transfers	2076	2037	1820	1701	1586	1475
Register (Non-homeless)	10749	11485	11538	12442	13436	14530
Homeless (In T.A.)	4157	4238	4209	4241	4273	4304
<b>UNMET DEMAND (After Lettings)</b>	<b>16982</b>	<b>17760</b>	<b>17567</b>	<b>18384</b>	<b>19295</b>	<b>20309</b>
<b>T.A. BREAKDOWN</b>						
AST / HALS / PSL	2792	2772	2601	2886	3098	3098
B&B, incl. annexes	462	104	110	100	80	80
PLA	0	218	288	290	250	250
ALS	316	520	510	580	580	579
BDL	0	100	226	250	150	150
Hostel	188	188	85	85	85	85
Emergency RSL Hostel	30	30	30	30	30	30
Homeless At Home	141	100	79	140	140	140
Stonebridge HAT	87	65	58	58	58	58
Short-Life Lettings (Chalkhill, Church End etc)	106	106	187	187	167	147
Mother & Baby	35	35	35	35	35	35
<b>ALL TEMPORARY ACCOMMODATION</b>	<b>4157</b>	<b>4238</b>	<b>4507</b>	<b>4641</b>	<b>4673</b>	<b>4653</b>

## Appendix B – Lettings Performance 2004/05 (April – November)

### BRENT LETS

	TOTAL	BSR	1 BED	2 BED	3BED	4 BED+
	ACT	ACT	ACT	ACT	ACT	ACT
<b>HOUSING REGISTER</b>						
HOUSING REGISTER (HMLSS)	141	8	73	46	12	2
HOUSING REGISTER (OTHER)	45	14	19	9	2	1
<b>SUB-TOTAL</b>	<b>186</b>	<b>22</b>	<b>92</b>	<b>55</b>	<b>14</b>	<b>3</b>
MEDICAL 25 (HOMELESS)	3	0	1	1	0	1
MEDICAL 25 (REGISTER)	1	0	1	0	0	0
VOLUNTARY ORGANISATIONS	37	7	30	0	0	0
CONTRIBUTION TO MOBILITY	35	3	13	17	2	0
SOCIAL SERVICES/CHILDREN IN NEED	1	0	0	0	1	0
CHILDREN LEAVING CARE (HMLSS)	8	0	8	0	0	0
STONEBRIDGE HAT	0	0	0	0	0	0
ROUGH SLEEPERS INITIATIVE	2	1	1	0	0	0
PROBATION SERVICE	2	1	1	0	0	0
CHURCH END	1	0	0	1	0	0
FORMER SERVICE TENANTS	1	0	0	1	0	0
<b>SUB-TOTAL</b>	<b>91</b>	<b>12</b>	<b>55</b>	<b>20</b>	<b>3</b>	<b>1</b>
<b>TRANSFERS</b>						
DECANTS	12	0	3	2	5	2
TRANSFER LIST	21	1	5	10	5	0
MEDICAL 25 (TRANSFERS)	9	0	5	3	1	0
TENANCY SEPARATION	3	0	2	1	0	0
MANAGEMENT TRANSFER	14	0	4	3	6	1
INTRA-ESTATE TRANSFER	20	0	8	8	4	0
£1000 UNDER OCCUPATION	23	0	19	3	1	0
<b>SUB-TOTAL</b>	<b>102</b>	<b>1</b>	<b>46</b>	<b>30</b>	<b>22</b>	<b>3</b>
<b>TOTAL</b>	<b>379</b>	<b>35</b>	<b>193</b>	<b>105</b>	<b>39</b>	<b>7</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)	113	1	40	53	16	3
HOUSING REGISTER (OTHER)	52	7	35	8	2	0
<b>SUB-TOTAL</b>	<b>165</b>	<b>8</b>	<b>75</b>	<b>61</b>	<b>18</b>	<b>3</b>
MEDICAL 25 (HOMELESS)	8	0	0	2	2	4
MEDICAL 25 (WAITING LIST)	2	0	2	0	0	0
VOLUNTARY ORGANISATIONS	15	1	14	0	0	0
CONTRIBUTION TO MOBILITY	2	0	1	1	0	0
SOCIAL SERVICES/CHILDREN IN NEED	1	0	0	0	0	1
CHILDREN LEAVING CARE (HMLSS)	11	1	8	2	0	0
STONEBRIDGE HAT	0	0	0	0	0	0
ROUGH SLEEPERS INITIATIVE	0	0	0	0	0	0
PROBATION SERVICE	1	0	1	0	0	0
CHURCH END	0	0	0	0	0	0
FORMER SERVICE TENANTS	1	0	1	0	0	0
<b>SUB-TOTAL</b>	<b>41</b>	<b>2</b>	<b>27</b>	<b>5</b>	<b>2</b>	<b>5</b>
<b>TRANSFERS</b>						
DECANTS	3	0	2	1	0	0
TRANSFER LIST	15	0	6	4	3	2
MEDICAL 25 (TRANSFERS)	5	0	2	1	0	2
TENANCY SEPARATION	0	0	0	0	0	0
MANAGEMENT TRANSFER	8	0	0	4	4	0
INTRA-ESTATE TRANSFER	1	0	0	0	1	0
£1000 UNDER OCCUPATION	11	1	8	2	0	0
<b>SUB-TOTAL</b>	<b>43</b>	<b>1</b>	<b>18</b>	<b>12</b>	<b>8</b>	<b>4</b>
<b>TOTAL</b>	<b>249</b>	<b>11</b>	<b>120</b>	<b>78</b>	<b>28</b>	<b>12</b>

## Appendix C – Lettings Performance 2004/05 (April – November)

### 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	PR	ACT	VAR	TAR	PR	ACT	VAR	TAR	PR	ACT	VAR	TAR	PR	ACT	VAR	TAR	PR	ACT	VAR
<b>HOUSING REGISTER</b>																								
HOUSING REGISTER (HMLSS)	625	417	254	-163	25	17	9	-8	195	130	113	-17	275	183	99	-84	100	67	28	-39	30	20	5	-15
HOUSING REGISTER (OTHER)	100	67	97	30	20	13	21	8	54	36	54	18	20	13	17	4	5	3	4	1	1	1	1	0
MEDICAL 25 (HOMELESS)	35	23	11	-12	1	1	0	-1	10	7	1	-6	6	4	3	-1	6	4	2	-2	3	2	5	3
<b>SUB-TOTAL</b>	<b>760</b>	<b>507</b>	<b>362</b>	<b>-145</b>	<b>46</b>	<b>31</b>	<b>30</b>	<b>-1</b>	<b>259</b>	<b>173</b>	<b>168</b>	<b>-5</b>	<b>301</b>	<b>201</b>	<b>119</b>	<b>-82</b>	<b>111</b>	<b>74</b>	<b>34</b>	<b>-40</b>	<b>34</b>	<b>23</b>	<b>11</b>	<b>-12</b>
MEDICAL 25 (REGISTER)	15	10	3	-7	0	0	0	0	10	7	3	-4	6	4	0	-4	5	3	0	-3	3	2	0	-2
VOLUNTARY ORGANISATIONS	60	40	52	12	20	13	8	-5	40	27	44	17	0	0	0	0	0	0	0	0	0	0	0	0
CONTRIBUTION TO MOBILITY	50	33	37	4	2	1	3	2	20	13	14	1	16	11	18	7	10	7	2	-5	2	1	0	-1
SOCIAL SERVICES/CHILDREN IN NEED	10	7	2	-5	1	1	0	-1	5	3	0	-3	2	1	0	-1	1	1	1	0	1	1	1	0
CHILDREN LEAVING CARE (HMLSS)	20	13	19	6	5	3	1	-2	12	8	16	8	3	2	2	0	0	0	0	0	0	0	0	0
STONEBRIDGE HAT	4	3	0	-3	0	0	0	0	1	1	0	-1	2	1	0	-1	1	1	0	-1	0	0	0	0
ROUGH SLEEPERS INITIATIVE	4	3	2	-1	3	2	1	-1	1	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0
PROBATION SERVICE	8	5	3	-2	4	3	1	-2	4	3	2	-1	0	0	0	0	0	0	0	0	0	0	0	0
CHURCH END	10	7	1	-6	0	0	0	0	3	2	0	-2	3	2	1	-1	2	1	0	-1	2	1	0	-1
FORMER SERVICE TENANTS	5	3	2	-1	0	0	0	0	1	1	1	0	2	1	1	0	2	1	0	-1	0	0	0	0
<b>SUB-TOTAL</b>	<b>186</b>	<b>124</b>	<b>121</b>	<b>-3</b>	<b>35</b>	<b>23</b>	<b>14</b>	<b>-9</b>	<b>97</b>	<b>65</b>	<b>81</b>	<b>16</b>	<b>34</b>	<b>23</b>	<b>22</b>	<b>-1</b>	<b>21</b>	<b>14</b>	<b>3</b>	<b>-11</b>	<b>8</b>	<b>5</b>	<b>1</b>	<b>-4</b>
<b>TRANSFERS</b>																								
DECANTS	20	13	15	2	0	0	0	0	7	5	5	0	8	5	3	-2	4	3	5	2	1	1	2	1
TRANSFER LIST	75	50	36	-14	5	3	1	-2	22	15	11	-4	25	17	14	-3	18	12	8	-4	5	3	2	-1
MEDICAL 25 (TRANSFERS)	30	20	14	-6	0	0	0	0	10	7	7	0	8	5	4	-1	10	7	1	-6	2	1	2	1
TENANCY SEPARATION	5	3	3	0	0	0	0	0	3	2	2	0	2	1	1	0	0	0	0	0	0	0	0	0
MANAGEMENT TRANSFER	35	23	22	-1	0	0	0	0	5	3	4	1	15	10	7	-3	10	7	10	3	5	3	1	-2
INTRA-ESTATE TRANSFER	25	17	21	4	0	0	0	0	8	5	8	3	10	7	8	1	7	5	5	0	0	0	0	0
£1000 UNDER OCCUPATION	45	30	34	4	0	0	1	1	40	27	27	0	5	3	5	2	0	0	1	1	0	0	0	0
<b>SUB-TOTAL</b>	<b>235</b>	<b>157</b>	<b>145</b>	<b>-12</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>-1</b>	<b>95</b>	<b>63</b>	<b>64</b>	<b>1</b>	<b>73</b>	<b>49</b>	<b>42</b>	<b>-6</b>	<b>49</b>	<b>33</b>	<b>30</b>	<b>-3</b>	<b>13</b>	<b>9</b>	<b>7</b>	<b>-2</b>
<b>TOTAL</b>	<b>1181</b>	<b>787</b>	<b>628</b>	<b>-159</b>	<b>86</b>	<b>57</b>	<b>46</b>	<b>-11</b>	<b>451</b>	<b>301</b>	<b>313</b>	<b>12</b>	<b>408</b>	<b>272</b>	<b>183</b>	<b>-89</b>	<b>181</b>	<b>121</b>	<b>67</b>	<b>-54</b>	<b>55</b>	<b>37</b>	<b>19</b>	<b>-18</b>