



Report to Chair and Members of the Housing Strategic Policy Committee on Annual Lettings 2019

1. Lettings

In 2019 there was a very welcome increase in the availability of social housing stock for letting to households on the Housing Waiting list. Overall lettings amounted to 2,176: a 45% increase on 2018. All categories showed growth: lettings to DCC owned/managed stock increased from 1,030 in 2018 to 1,360 in 2019, lettings to AHBs from 414 to 687 and lettings to Social Leasing properties from 17 to 84.

Mortgage to rent tenancies increased marginally from 26 to 34 and RAS from 7 to 11 indicating that this this option is a residual source of lettings at this point.

64% of overall lettings were directed to the housing list and 34% to the transfer list. The higher number of lettings made to the housing list is reflective of the Accelerated Voids Programme which was discussed and approved by the Housing SPC during 2019.

Breakdown of Housing Lettings: 1365 or 64%

62% Band 1 (Priority Lists)

25% Band 2 (Overcrowding)

14% Band 3 (General Need)

Breakdown of Transfer Lettings; 766 or 34%

49% Band 1 (Priority Lists)

22% Band 2 (Overcrowding)

29% Band 3 (General Need)

The Transfer letting list includes transfers from the Private Rented Sector (HHAP, HAP and RAS exits). In all 307 of the transfer lettings represented a move from the one of the Private Rental tenures (HHAP/HAP/RAS).

Lettings Ratios - Combined Housing & Transfer

Band	% Of Overall Lettings 2019
Band 1 Total	57%
Band 2 - Total	24%
Band 3 - Total	19%

Additional Note on Homeless Lettings: While the majority of families moved from emergency accommodation with homeless priority, further lettings went to households moving from hotels/hubs/hostels under other lists/categories of need.

Lettings to Households moving from Emergency Accommodation:

Category of Need:	Homeless Families	Homeless Singles & Couples	Total
Band 1	374	277	651
- Welfare	8	5	-13
- Traveller	3	2	-5
- Medical	6	8	-14
- Homeless Priority	357	262	619
Band 2	38	13	51
Band 3	1	1	2
Total	413	291	704

DCC had committed to maintaining a minimum of 21% of overall lettings to homeless when changing the scheme in 2018. This target has been exceeded and currently 97 families remain on DCC's homeless priority list. This approach has gone in hand in hand with a renewed focus on giving clear, informed housing advice and practical assistance to families in hubs/PEAs and Self-accommodation on HAP. The homeless report will show the positive figures in relation to the uptake of HAP.

Homeless Households as a % of Overall Lettings	Housing	Transfer (THAP)	Overall
Families	413	65	482 or 23% of all lettings
Singles	291	27	314 or 14% of all lettings
Total Homeless	704	92	796 or 37% of all lettings

**** Please note RAS or MTR tenancies are not included in the calculation of lettings ratios.**

Supports to Homeless Households: 14 households availed of Specialised Visiting Mental Health Support (HAIL), 67 were housed and supported by Housing First.

18 Young People Leaving Care were housed with specialised support organised through Aftercare Steering Committees.

2. Waiting Lists

Housing Waiting List:

There were 16,705 households on the Housing Waiting List as of December 31st 2019.

Band 1 – 1,189 or 11% (1,462 with Homeless Priority of which 134 were families, Medical Priority, Welfare priority, Traveller Priority)

Band 2 – 43% (Overcrowding and families in homeless services in accommodation)

Band 3 – 45% (General Housing Need)

Transfer Waiting List:

There were 12,684 households on the Transfer List as of December 31st 2019.

Band 1 – 3,648 or 29% (THAP, Surrender Larger, Medical, Welfare and any other Band 1 Priority)

Band 2 – 2,462 or 19% (Overcrowding and Previous Points Priorities)

Band 3 – 6,564 or 52% (General Transfer Request)

The Housing Waiting list has shown a 25% decrease in 5 years and the transfer list has increased by 100% in the same period. This trend reflects the number of households who have taken up tenancies with the support of the Housing Assistance Payment. All HAP tenancies are automatically placed on the transfer list by DCC.

3,375 households who took up HAP are on the Transfer Lists in Bands 1, 2 or 3 (of which 1,193 transferred from Rent Supplement to HAP) and a further 3,047 are on Band 1 having taken up Transfer HAP.

Waiting Lists 2015 - 2019

	2015	2016	2017	2018	2019
Housing List:	22355	18946	19390	17445	16705
Transfer List:	6247	6406	8212	10317	12684
Combined:	28602	25352	27602	27762	29389

We are undertaking an internal review of Rent Supplement to HAP transfers and respective positions on the transfer list as well as increasing in 2020 the overall lettings to the HAP and THAP households.

Mary Hayes
Allocations Officer
11th March 2020