



Annual Lettings Report 2021

1. Housing Waiting List

There were 13,018 households on the Housing Waiting List as of December 31st 2021.

Band 1 – 1,188 (Priority cases)

Band 2 – 5,781 (Overcrowding)

Band 3 – 6,049 (General Housing Need)

Table 1: 5 Year Comparison Housing and Transfer Waiting Lists 2017 - 2021

Waiting List	2017	2018	2019	2020	2021
Housing:	19,390	17,445	16,705	14,672	13,018
Transfer:	8,212	10,317	12,684	14,335	16,505
Combined:	27602	27,762	29,389	29,007	29,523

The number of households on the Housing Waiting list has decreased by 33% since 31st December 2017. This is largely due to the supply of new social housing and particularly the introduction of housing support through the Housing Assistance Payment scheme. The transfer list has increased by 101% over the same period, reflecting the numbers of households qualifying for social housing and quickly moving to HAP. While the security of tenure is not equivalent to a social housing letting, it is a positive particularly for working families, who otherwise would be subject to the annual income test and potentially face ineligibility if their income increases over time. HAP has also been critical in reducing the numbers of families experiencing homelessness.

2. Lettings

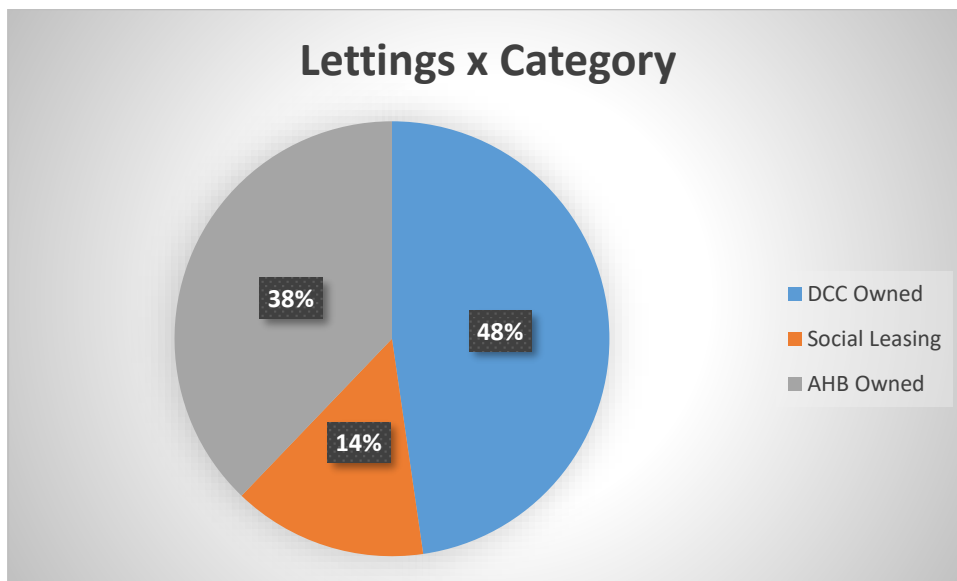
Table 2: 5 Year Comparison Housing and Transfer Lettings 2017 - 2021

Lettings	2017	2018	2019	2020	2021
Housing List:	1,107	838	1365	1064	1,110
Transfer List:	479	623	766	671	917

Sub-Total	1,586	1,461	2,130	1,735	2,027
MTR	51	26	34	13	25
Total Lettings	1,637	1,487	2,165	1,748	2,052

There were 2,052 lettings in 2021. This represents a 17% increase on lettings in 2021. DCC owned units accounted for 48% of available lettings, AHBs for 38% and Social Leasing accounted for 14% of lettings this year.

Fig. 1 Category of Letting



3. Lettings Ratios

55% of overall lettings were directed to the housing list and 45% to the transfer list. The increase to the transfer list was due to increased allocations directed to the transfer Hap list as committed to under the Review of the Scheme of Lettings in 2018.

Housing Lettings: 1110 or 55%

- 39% Band 1
- 46% Band 2
- 15% Band 3

Transfer Lettings: 917 or 45%

- 52% Band 1
- 26% Band 2
- 22% Band 3

Table 3: Breakdown of Lettings by Band

Band	% of Overall Lettings 2021
Band 1	45%
Medical	11%
Welfare	6%
Surrender larger	1%
Detenancing/ Regeneration	1%
Homeless Priority	12%
THAP	12%
Miscellaneous Band 1	2%
Band 2	37%
Band 3	18%

4. Homeless Lettings

400 households exited emergency accommodation to social housing lettings. Lettings were across different Bands and priorities.

Lettings to homeless households exiting homelessness accounted for 36% of Housing List Lettings and, when combined with the transfer list lettings to the priority Transfer HAP list, accounted for 31% of overall lettings. There has been a steady increase of families housed from the Homeless Hap transfer list.

Due to the drop in exits through the HAP scheme this year, a number additional units were directed to housing families categorised as 'homeless' according to the 1988 statutory definition and 6.1 in the Scheme of Lettings.

Table 4: Households exiting Emergency Accommodation to DCC Social Housing Lettings in 2021

	Families	Couples/Singles	Total
Band 1			
- Welfare	18	3	21
- Traveller	3	1	4
- Medical	12	12	24
- Homeless Priority	17	227	244
- THAP in EA	1	-	1
Band 2			
	69	32	101
Band 3			
	1	4	5
Sub-Total	121	279	400
THAP (Homeless HAP Priority)	169	69	238
Total	290	348	638

Table 5: Lettings to Homeless 5 Year Comparison (After the scheme changed in 2018 homeless households from other lists are included here)

Homeless Households as a % of Overall Lettings	Homeless Lettings 2017	Homeless Lettings incl THAP 2018	Homeless Lettings incl THAP 2019	Homeless Lettings incl THAP 2020	Homeless Lettings incl THAP 2021
Families	318	145	482	271	290
Singles	165	165	314	346	348
Total	483 or 30%	310 or 24%	796 or 37%	617 or 36%	638 or 31%

An additional 49 lettings were made to Older Persons at immediate risk of homelessness, from tenures other than Emergency Accommodation, where age and vulnerability were factors and there was available Older Persons' Accommodation.

5. Transfers

The increase in allocations to the transfer list is down to directing units to families on the transfer Hap list given the commitment to increase allocations to this list.

Of the 919 **transfers**, 383 were to DCC tenants (the majority on the basis of Medical, Surrender Larger, Overcrowding, Detenating/Regeneration, Exceptional Social grounds, Fire and other priorities) and the remaining 536 largely to tenants in Private Rented through HAP/RAS or Voluntary Housing.

We continue to work closely with the Rents section to ensure that transfer applicants are aware of the requirement for a clear rent account.

Mary Hayes
Director - DRHE
February 2022