



REPORT TO THE SPC MEETING 14TH September 2022

1. Allocations 2022

Detailed lettings reports issue to Area Committees at the end of each Quarter. This report covers the key updates from the Allocations and Transfer sections from **Q1 and Q2 2022**. Overall Lettings to the end of June 2022 were **890**, of which 457 were to DCC own stock, 171 to Social Leased stock, 253 to AHBs and 9 Mortgage to Rent cases.

545 (62%) of lettings were made to the Housing list and **336** (38%) of lettings to the transfer list. (*excl. 9 MTR*)

This compares with 1,001 lettings at the same point last year (514 DCC units, 125 Social Leased units, 360 AHB units and 2 Mortgage to Rent cases.)

It is anticipated that 2022 lettings will be on a par with 2021 as a number of new developments are due in Q3 and Q4.

2. CBL

91 of the lettings were made via CBL in the first 6 months of 2022. 21 to AHBs and 70 to our own stock.

3. Disability

141 or 16% of cases housed had a disability. (Physical 94, Mental Health 24, Intellectual 14 and 9 Sensory).

4. Housing Assistance Payment (HAP)

Under primary legislation, an applicant who takes up the offer of HAP is considered adequately housed. In DCC, applicants are automatically added to the transfer list and retain the date that they originally qualified for social housing on the transfer list (on Bands 1, 2 or 3). Of the 336 transfer lettings 175 were made to tenants in HAP or RAS.

5. Homeless Lettings

As discussed at previous meetings, throughout 2022 DCC has set aside a number of lettings for the category of homelessness in recognition of the difficulties faced by households in finding HAP. These lettings are offered according to applicant's time on the housing list. Additional lettings are made to homeless households via

- a. AHB accommodation developed for homeless,
- b. successful bids under Choice Based Lettings,
- c. medical, welfare or Traveller priority where awarded.

124 families and 131 singles were housed from a homeless situation in the first 6 months. There is a small discrepancy with the PASS data that is accounted for by lettings to households in non-LA funded homeless services e.g. DV shelters and some faith based services.

6. SSHA

The Annual Review of Social Housing applications will be taking place between September and November 2022. This entails a review of households whose housing need has not been met, and whose file has not been assessed for the first time or reviewed since 3 September 2021 will commence in the coming weeks. We will notify applicants by post, promote using social media and send dates to Councillors in advance of the letters issuing. The first letter will issue on the 9th September 2022.

7. HAP and Affordability

The rate of discretion available to a Local Authority to maintain adequate levels of HAP support was reviewed earlier this year by the DHLGH and an increase in the discretion allowed to Local Authorities from 20% to 35% was applied. This does not mean maximum discretion will automatically be applied to all new rents because in some cases, this would make the rent unaffordable within 12 months. The flexibility is primarily used to support HAP tenants paying rent in excess of the affordability guidelines, i.e. no more than 35% of monthly household income is payable in rent top-ups and differential rent for households in employment and 30% of monthly income for households solely reliant on social protection supports. Rent reviews (reassessment of all household income) are performed where HAP tenants are seeking a change in the rate of discretion. Applicants who believe they are paying in excess of the affordability guidelines should contact haprent@dublincity.ie to request a reassessment.

Mary Hayes

Director DRHE