

How Hackney's social homes were let in 2022/23



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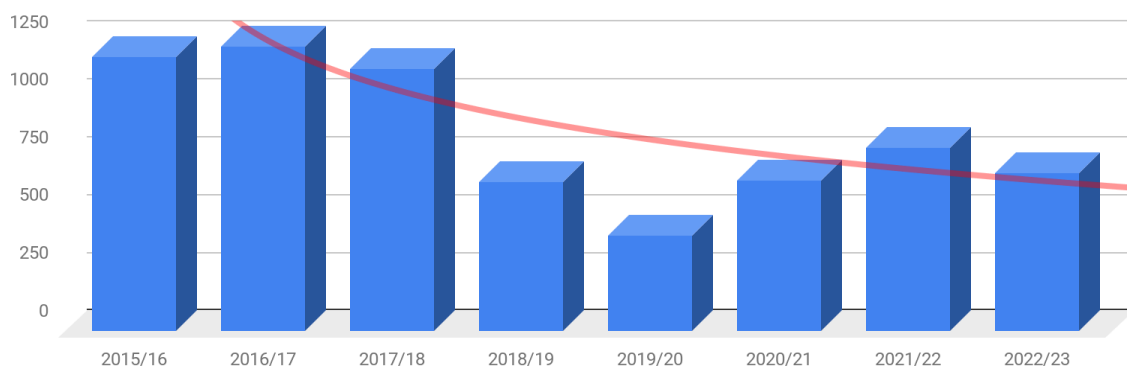
[Summary](#)

How we allocated our social housing - 2022/23

During 2022-23, the Council successfully let 682 social housing homes; a mix of Council homes and homes provided by housing associations.

This represents a reduction of 111 homes becoming available for allocation from the previous year. This is in large part due to the phasing of new build homes with more becoming available during 2021/22 and an increase in Council homes used to provide temporary decants for tenants whose homes needed urgent repair.

Number of properties made available for allocation through the allocations scheme



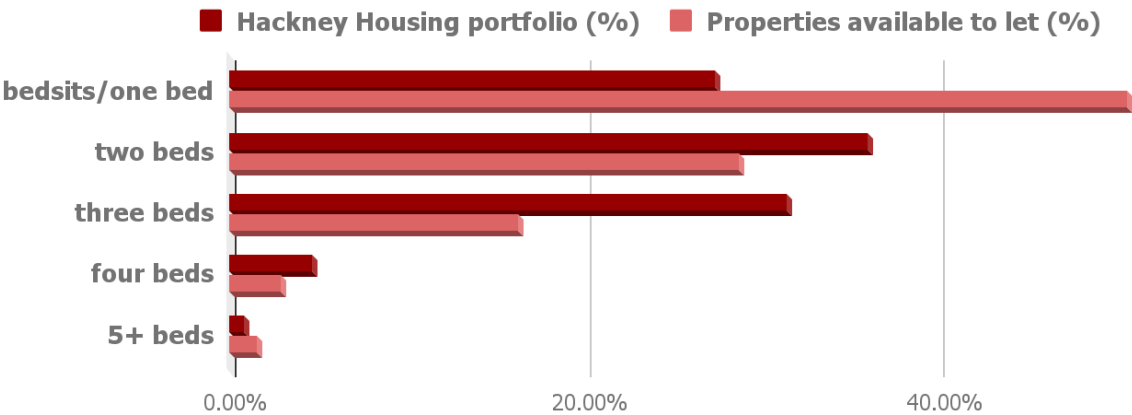
Breakdown of 2022-23 lets by number of bedrooms in the property

No of Bedrooms	Band A	Band B	Band C	Total	Share of homes
Bedsit / studio	0	29	19	48	7.0%
One Bed	0	207	90	297	43.5%
Two Beds	0	181	15	196	28.7%
Three Beds	0	105	6	111	16.3%
Four Beds	0	18	2	20	2.9%
Five + Beds	0	5	5	10	1.6%
Total	0	545	137	682	100%

The usual pattern of larger volumes of one bedroom properties becoming available for allocation has continued. During 2022/23 the Council delivered eight newly built 5 bedroom homes in the Tower Court development in Springfield ward. This meant that the number of five bedroom homes that became available for allocation was higher than previous years.

Breakdown of 2022-23 lets by bedroom size and layout

Comparison with the wider Hackney Housing portfolio shows there is a shortage of larger family sized accommodation within the borough available for allocation.



The bedroom size is important as this determines the most appropriate match for households on the housing register. For example, a two bedroom property made up of a double room and a single bedroom would be suitable for a couple with a child, whereas if both bedrooms were doubles then it would be suitable for a larger family with two children who are able to share.

As a consequence, some bidders may not be successful with their bidding because although the property matches the number of bedrooms they require, the layout of rooms within the property and size of the bedrooms does not match the family needs.

The allocation process is intended to maximise the best fit based on the composition of the household.

Breakdown by Bedroom Size	No. of homes
Bedsit / studio	48
1 single	1
1 double	296
2 singles	1
1 double - 1 single	102
2 doubles	93
1 double - 2 singles	44
2 doubles - 1 single	55
3 doubles	12
1 double - 3 singles	3
2 doubles - 2 singles	9
3 doubles - 1 single	7
4 doubles	1
1 double - 4 singles	1
3 doubles - 2 singles	1
4 doubles - 1 single	7
5 doubles - 1 single	1
Total	682

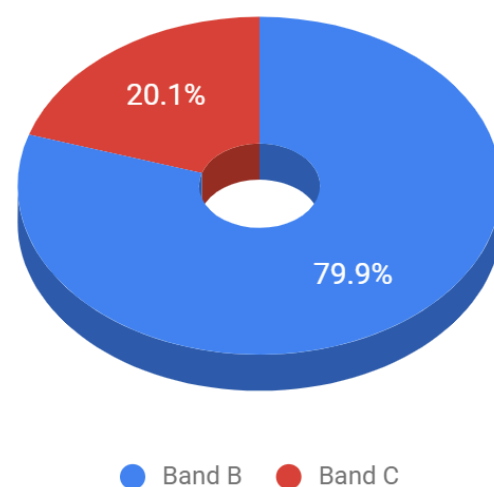
Analysis of lets by banding and age profile

The Hackney Housing Register contains Band A, Band B and Band C.

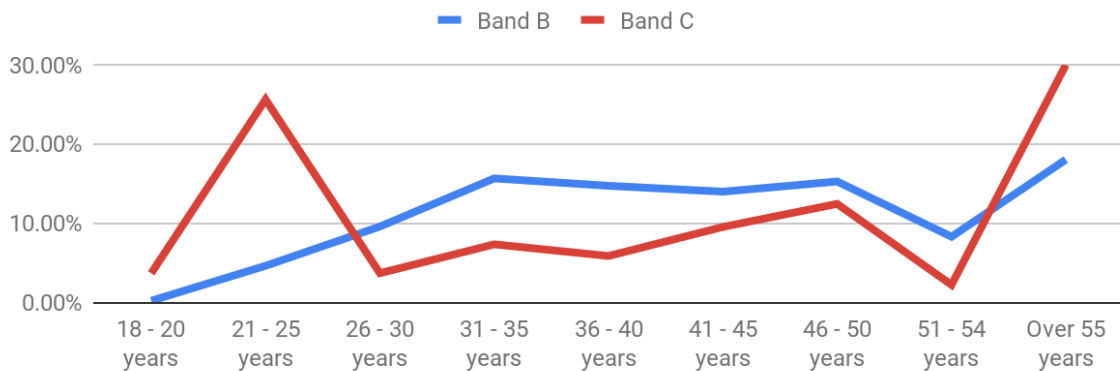
The vast majority of successful applicants were from Band B. Households in Band B are those who are statutorily homeless or are statutorily overcrowded i.e. lacking two bedrooms or more. This would be expected as a consequence of their higher priority.

137 applicants were successful from Band C. Most of these were quota cases (i.e. care leavers), couples moving from bedsit accommodation or older people moving to older persons housing.

This is borne out by the age profile of successful applicants; the majority of successful Band C applicants were aged either below 26 years old or over 50.



Percentage age spread of successful applicants



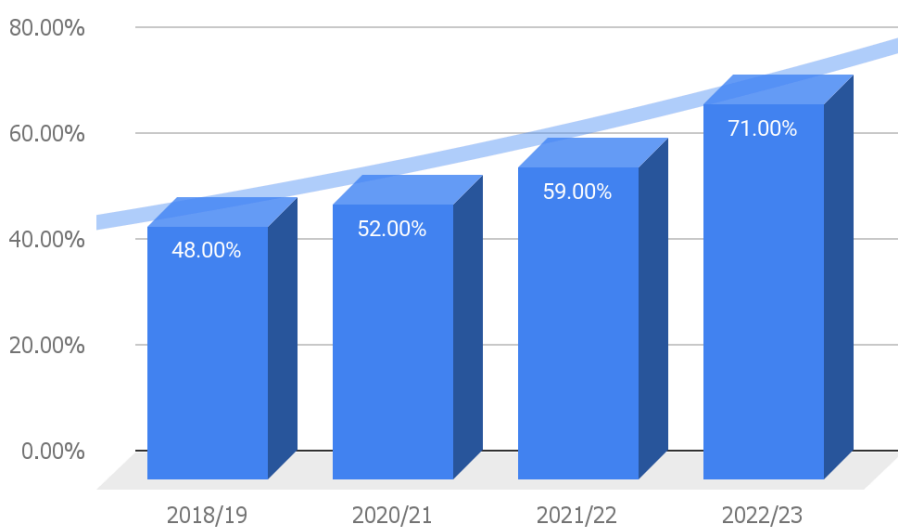
Analysis of lets by the identified needs

To join the Housing Register, applicants need to demonstrate that they are in significant housing need. This can be due to homelessness, severe overcrowding, threats to the health and wellbeing of the household, medical issues etc. Many of the households accepted onto the register will meet more than one of these criteria.

The Council's allocations policy was amended in 2021/22 to ensure that homes are allocated to those most in need.

This has resulted in an increase in the percentage of homes allocated to Homeless households

Percentage of lets achieved by homeless households.

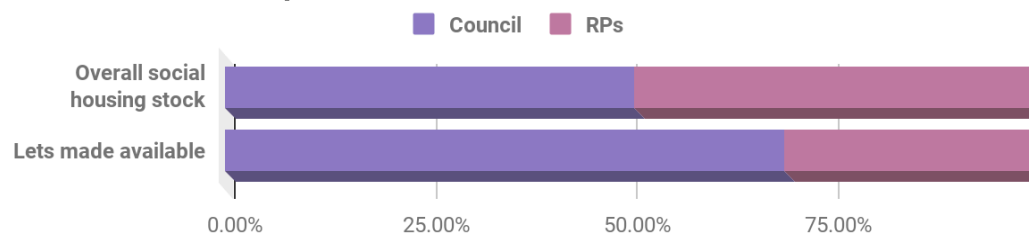


Analysis of lets by housing provider

The 2021 Census identified 42,945 households living in social rented accommodation, split almost evenly between Council homes and those from other social providers (51% Council / 49% other social providers). However, the flow of homes becoming available to the Council for allocation does not match this.

64% of the homes made available for allocation were council stock as opposed to 36% from Registered Providers.

Council vs other social providers



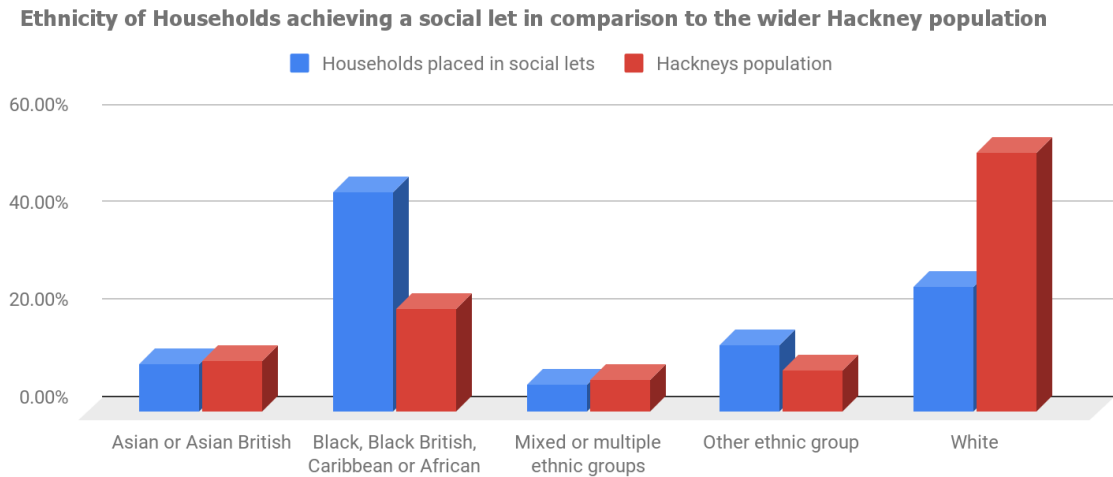
The current East London Housing Partnership Nominations Agreement is that social landlords should notify the Council of 100% of new homes, a minimum of 75% of two bedroom and larger homes and a minimum of 50% of studio and one bedroom homes.

Household ethnicity

It is widely accepted that Black and Global Majority households are more likely to be in significant housing need. They tend to be younger and in larger households, meaning their cost of living is higher, and they are more adversely affected by benefits policy (particularly the “two-child limit” restriction on Universal Credit, and the benefit cap). They are more likely to be living in overcrowded or poorer quality accommodation. The GLA has identified that Black households are twice as likely than the average household in London to be assessed for homelessness, and Black Londoners are five times more likely than White Londoners to be statutorily homeless.

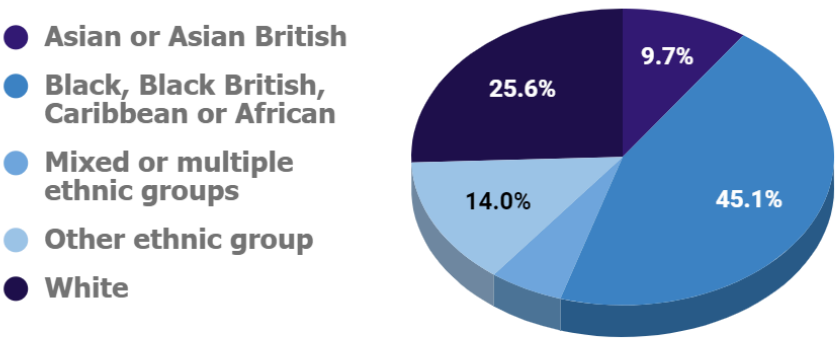
The Council’s Housing Register is an indicator of significant housing needs in the borough and the disproportionate number of global majority households on the register (in comparison to the wider population) reflects the additional challenges they face.

The Council is not able to directly impact the wider drivers of the housing crisis. However, it is important that the allocation of social housing reflects the intentions of our policy; that those who have a significant housing need have equality of access to the limited stock that is made available. We would therefore expect a higher proportion of global majority households achieving a let, than are represented in the wider Hackney population.



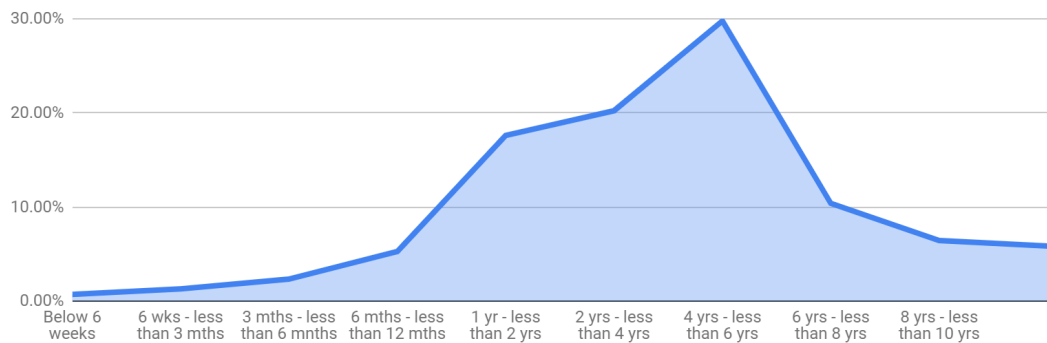
Households from the Black, Black British, Caribbean or African communities were the largest cohort of those achieving a social let through the allocations process.

It is important to note that a proportion of households (1.3%) achieving a let did not specify their ethnicity; consequently a direct comparison is not entirely accurate.



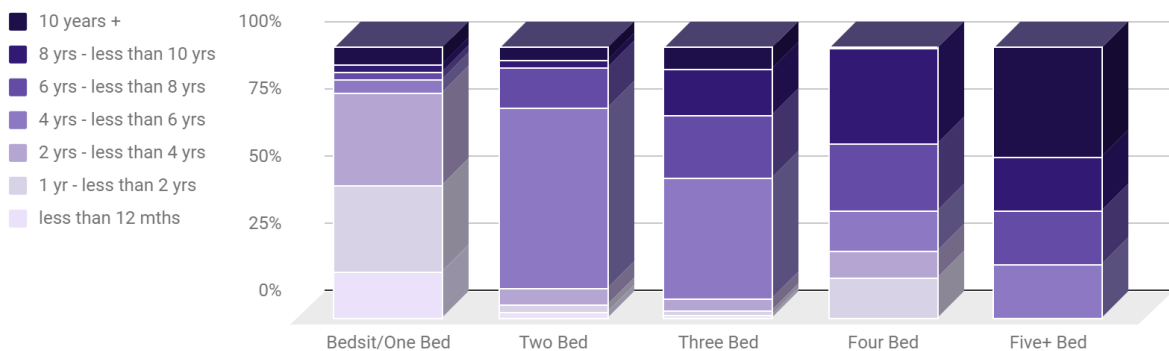
Analysis of lets by time spent on the Housing Register

Looking at the overall time spent on the Housing Register by those who were successful in achieving a social let, 72.7% had been on the housing register for at least two years, and 52.4% for more than 4 years.



The waiting time profile does change depending on the size of the property. For example, 84.7% of those who achieved a 3 bed property had been on the register for at least 4 years, with 47% more than 6 years, while 60% of those getting a 4 bedroom property had been waiting 6 years or more.

Proportion of lets by time on the register



Analysis of lets by location

The distribution of lets in the borough is driven by what homes become available. The main cause for social housing availability other than from new build or regeneration activities is due to the death of the tenant.



Summary

With no foreseeable easement in the housing crisis, pressure will continue to grow on the Council and how it manages its supply of social housing. While the Council continues to expand the overall stock, it remains a focus to ensure the limited number of social lets that are made available are offered to our most vulnerable residents.

We recognize that there has also been a pronounced and steady increase over the last few years in the proportion of households considered to have acute housing needs; with more and more of these households presenting with multiple and complex needs. It is necessary to ensure that the limited supply of social housing we have available is targeted at those households with the greatest need, and the allocation policy was changed in 2021 to reflect this ambition.

We are now beginning to see the impact of these changes on the profile of households who are achieving a let; with an increase in the proportion of homeless households being successful, and in the increase in proportion of lets to Global Majority households, particularly Black, Black British, Caribbean or African communities. Historically, the needs of these households may not have been sufficiently recognised, but the more focused allocations policy is beginning to address this.

It is important to acknowledge that where there is such a limited and finite supply, the increase in homeless families achieving a let must also result in some other households not being successful. This is particularly true of households who are already in social accommodation but are seeking to move due to overcrowding.

We want to support residents to understand that it may be better to make active use of alternative options such as mutual exchange and schemes like seaside and country homes and homefinderUK as a means of meeting their housing needs.