

	<h2>Housing Committee</h2> <h3>26 June 2017</h3>
<p style="text-align: right;"><b>Title</b></p>	<p><b>Introducing a Local Lettings Policy in Barnet</b></p>
<p style="text-align: right;"><b>Report of</b></p>	<p>Commissioning Director Growth and Development</p>
<p style="text-align: right;"><b>Wards</b></p>	<p>All</p>
<p style="text-align: right;"><b>Status</b></p>	<p>Public</p>
<p style="text-align: right;"><b>Urgent</b></p>	<p>No</p>
<p style="text-align: right;"><b>Key</b></p>	<p>Key</p>
<p style="text-align: right;"><b>Enclosures</b></p>	<p>Appendix 1: Key documents</p>
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<h2>Summary</h2>
<p>A Local Lettings Policy (LLP) uses flexibilities within Council Housing Allocation Schemes/ Policies to allocate a proportion of housing stock through special arrangements. These special arrangements prioritise local tenants for properties in specific developments or areas – according to the particular needs of those developments or areas. LLPs are often used by Councils to prioritise existing Council tenants with a housing need for new homes on in-fill development sites on their estate. Over the next three years, The Barnet Group – through its new Registered Provider Opendoor Homes – will develop 320 new homes on existing Council land and a large number of these properties will be delivered through in-fill development sites on existing Council estates.</p>
<p>In June 2016 the Housing Committee agreed to consider introducing a Local Lettings Policy in Barnet. This report facilitates the Committee’s discussions, by providing the Housing Committee with further information about how a local lettings policy approach has</p>

been implemented by other London boroughs, including the London Borough of Islington<sup>1</sup>. After reviewing the practices of these Councils, the housing climate and context in Barnet and the potential number of existing tenants who would benefit from a local lettings policy, this report suggests a local lettings policy approach that could benefit the existing residents of estates without disadvantaging others in housing need or increasing homelessness cost pressures for the Council. If the Housing Committee supports the suggested approach, a full consultation and Equality Impact Assessment (EIA) should be undertaken on the suggested approach and the findings shared with a future Housing Committee. The Housing and Planning Act (2016) and the Homelessness Reduction Act (2017) will require the Council to consult on a number of new amendments to the Allocations Scheme soon. It is proposed that the council consult on all the proposed changes arising from the two Acts alongside the proposed LLP criteria at the same time.

## Recommendations

**1. That the Housing Committee approves for a consultation and Equality Impact Assessment (EIA) to be carried out, at the appropriate time, to consider the introduction of a local lettings policy (LLP) approach whereby existing Council tenants with an established housing need under the Council's Housing Allocations Scheme (in Band 1 or Band 2) whose existing home would become available for reallocation are given priority for new-build properties on in-fill developments on their estate.**

**2. That the findings of the consultation and EIA be brought back to the Housing Committee with a recommendation as to whether to adopt the LLP approach and an amended Housing Allocation Scheme as appropriate.**

### 1. WHY THIS REPORT IS NEEDED

- 1.1 The purpose of this report is to provide the Housing Committee with information on what a local lettings approach is; to share information about how local lettings policies are used by other local authorities in London; and to identify an approach to local lettings that could work within Barnet's housing context.
- 1.2 The Council and The Barnet Group are committed to ensuring that its new homes are meeting the needs of the local community. Currently all properties, including new build, are allocated through the Council's Housing Allocations Scheme, which prioritises customers based on their assessed housing needs using a priority banding system (where Band 1 and Band 2 are the highest priority rehousing bands). There is a provision in the Council's Housing Allocations Scheme to apply "*special allocations arrangements in respect of properties available for letting on new build developments*". However, this

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<sup>1</sup> This report has reviewed the LLPs belonging to five local authorities: Islington, Kensington & Chelsea, Havering, Haringey and City of London.

provision is not sufficiently detailed to be an effective mechanism for prioritising local people for new developments.

- 1.3 The wider political context should also be considered. There is broad support across London for programmes to build more houses. Yet a primary concern – referenced by London Mayor Sadiq Khan in his election manifesto – is to ensure that where possible, households with a local connection to an area get “first dibs” on a high proportion of new properties built.
- 1.4 Local Lettings Policies have been used by other Councils to address a wide range of issues related to housing management needs and wider public policy concerns. These issues include: creating balanced and mixed communities; improving community stability and cohesion; protecting existing stable communities; tackling low-demand areas and difficult-to-let estates; preventing future problems occurring in newly developed estates or in relation to recently modernised properties; reducing the incidence of anti-social behaviour. In London they have been used to benefit existing Council tenants with an established need to move where in-fill developments have taken place on their estate.
- 1.5 As The Barnet Group is about to embark on an ambitious programme of affordable housing development, it is important that the introduction of a local lettings policy approach for new-build development is considered. The absence of a local lettings policy in Barnet entails a risk that both community well-being and cohesion could be negatively impacted by new households moving into new-build properties on existing estates, especially if there is a perception amongst existing residents that the new households have ‘taken’ new-build properties that could have been allocated to local residents.
- 1.6 Adopting a local lettings policy on new build ‘in-fill’ developments on existing estates could help encourage the engagement of local residents and their support for such projects. It could also promote family and community well-being as local residents could continue to maintain links with their established community and retain their support network.

## **2 REASONS FOR RECOMMENDATIONS**

- 2.1 In preparing this report, the local lettings policies of five London boroughs were reviewed, including the London Borough of Islington. The table below summarises the approach taken in each borough by the Local Authority.

**Table 1: Approach to local lettings policies (LLPs) of other London boroughs<sup>2</sup>**

Local Authority (2014/15 housing stock)	Type of properties offered under LLP?	Who does the LLP help?	Main drivers / purpose of LLP
Islington (26,065)	All new homes (Council and housing association) constructed on existing estates (as of March 2015, all new homes were offered at social rent level)	In priority order: 1. households on estate (tenants or family members) with housing need 2. households on estate without housing need 3. applicants from elsewhere	Ensuring local people benefit from social housing built near them
Haringey (15,519)	14 housing association (HA) properties on the estates	Secure Council tenants to be decanted from Love Lane Estate	Protecting existing stable communities
Havering (9,873)	All new homes (Council and HA) constructed on Briar Road estate	In priority order: 1. households on estate with housing need 2. households not on estate with housing need	Foster community stability and cohesion
Kensington & Chelsea 1 (6,809)	45 properties for social rent, built by Peabody, as in-fill on Silchester Estate	- 7 decanted tenants (Direct Offer) - Overcrowded households (Choice Based Lettings bid) - Under occupiers (CBL bid)	To progress the redevelopment of the estate and improve living conditions on the estate
Kensington & Chelsea 2 (6,809)	Social housing	Benefit capped homeless households who are currently living in temporary accommodation and who have a need to live in-borough or nearby	Reducing spend on Discretionary Housing Payments Move on from TA
City of London (450)	43 homes offered at intermediate rent levels	Existing social tenants with housing needs who live or work within the City.	Nominate suitable social tenants with housing need & local connection to units in a prime location

<sup>2</sup> Appendix 1 provides links to further information about each Local Authority's approach.

## 2.2 The review showed that:

- Local lettings policies are commonly used for in-fill developments on existing estates to help foster community stability and cohesion;
- Existing Council tenants who live locally and have an established need to move homes are most likely to benefit from local lettings policies. This approach has the added benefit of freeing up another property that can be allocated to a household in housing need;
- The approach taken by each Council is appropriate to the local context and needs of the borough. For example, Islington is able to apply a local lettings policy more widely because of its large social housing stock whilst Kensington and Chelsea has used a local lettings policy to allocate social housing to homeless households previously living in expensive temporary accommodation affected by the benefit cap who could not afford other housing in the borough;
- There is no need for a separate local lettings policy; the approach can instead be stipulated in the relevant Housing Allocation Scheme/ Policy.

## 2.3 A local lettings policy approach in Barnet would need to be viable within the housing context and climate of the borough. Although the focus on homeless prevention has significantly increased in recent years, in 2015/16 the Housing Options service placed 1263 new households onto the Council's Housing Allocations Scheme and as of 31<sup>st</sup> August 2016 there were 229 households living in expensive emergency temporary accommodation and another 2818 households living in another form of temporary accommodation. The financial picture on homelessness in Barnet is as follows:

- In 2015/16 homelessness in Barnet cost approximately £5.8 million;
- As of April 2016, each new household placed in 2-bed emergency temporary accommodation (TA) costs on average an extra £3,100 per annum to the Council's General Fund;
- Between 2013/14 and 2015/16 spend on TA increased by 57% from £14.1 million to £22.2 million. The net cost of providing TA in that time increased from a surplus of £343k to a loss of £2.6 million<sup>3</sup>;
- Future budget pressure is likely to be as much as £5.9 million over the next 5 years – a shortfall that the Council will have to potentially fund from other budgets.

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<sup>3</sup> Barnet Homes has a budget of £5.8m to deliver the homelessness service on behalf of the Council. This money covers the cost of both delivering the homelessness service and the shortfall between the amount paid for temporary accommodation and the maximum rent recoverable. As the cost of providing temporary accommodation to homeless households is not covered by temporary accommodation subsidy rates (which were last set in 2011), the Council covers the remaining cost and incurs a loss through its provision.

- 2.4 Introducing a local lettings approach in Barnet which prioritises Council tenants who have a housing need under the Housing Allocations Scheme for some of the new-build properties on in-fill developments on their estate will not only help to meet the needs of these residents, but will also free up their former properties to benefit those customers assessed as having the greatest housing need.
- 2.5 The suggested approach to a local lettings policy in Barnet is that existing secure tenants living on an estate are prioritised for new homes being built on their estate, where they have an assessed housing need within Band 1 or Band 2 of the council's Housing Allocations Scheme.
- 2.6 The Council would retain the right to override the local lettings policy where there is an identified housing need that could not readily be met elsewhere, for example to rehouse someone with wheelchair accessible requirements.
- 2.7 To minimise void works costs existing tenants will be required to leave their previous home in a standard where it can be let to another household immediately (including providing access before they leave so that works can be completed).
- 2.8 Existing Council tenants who move to a new-build property will keep their security of tenure<sup>4</sup> but will pay rent at an affordable rent level (65% of average market rent value) rather than social rent. It is worth noting that when an existing Council tenant transfers into a housing association property, the housing association property's rent is also set at affordable rent levels.
- 2.9 A review of the local lettings approach of other Councils has identified that it is not necessary to develop a separate Local Lettings Policy. Instead, changes can be made to the existing Council Housing Allocations Scheme, specifying the circumstances in which a special allocations arrangement could be made and the eligibility criteria for such an arrangement.

### **3 ALTERNATIVE OPTIONS CONSIDERED AND NOT RECOMMENDED**

- 3.1 Given the significant level of established housing need in Barnet (with 2,757 households in a form of Temporary Accommodation) it would not be appropriate to take a local lettings approach for other family members whom have lived with residents on an estate for the past 12 months or more, as used by Islington. While Islington's LLP prioritises applicants who have a housing need, residents and family members can then apply for the remaining new build properties - after housing need has been catered for. Alternative local lettings approaches create "churn" – freeing up an applicant's former

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<sup>4</sup> Note that the Council may be required to use fixed term tenancies subject to regulations to be published by the Secretary of State following the enactment of the Housing and Planning Act 2016.

property when they move into a new property. However, allowing family members or 'homeless from home' applicants to move into a new property without freeing up the former property would reduce the properties available to be allocated to customers who have a housing need that do not live on the estate and impact on our ability to house applicants whom have a housing need. Such an approach could also potentially generate increased demand through parental and familial evictions.

- 3.2 Kensington and Chelsea has used an LLP to give priority for social housing to homeless households living in temporary accommodation affected by the benefit cap who have a need to live in or near the borough. An LLP was used in this way because the local authority was previously unable to procure enough local, affordable temporary accommodation for these customers which resulted in them being placed in unaffordable temporary accommodation with rent shortfalls covered by Discretionary Housing Payments. The work of the multi-agency Welfare Reform Taskforce - which assists Barnet residents affected by the benefit cap, supporting these residents into work and providing support in finding alternative affordable accommodation – means that such an approach is not needed in Barnet.
- 3.3 Not introducing an LLP is a viable option – particularly if the local lettings approach adopted impeded the Council's ability to house applicants whom have a housing need and to move applicants on from expensive temporary accommodation. However, introducing an LLP that fits the borough's housing context can mitigate these issues and can produce positive results – including the reallocation of existing social housing and increased levels of buy-in from local communities affected by in-fill development.

## **4 POST DECISION IMPLEMENTATION**

- 4.1 The Housing Committee will be asked to consider the findings of the consultation and Equality Impact Assessment and consider whether to approve the introduction of an LLP and the required amendments to the Housing Allocations Scheme.
- 4.2 Should a new Housing Allocations Scheme, which incorporates the recommended LLP approach be adopted, Barnet Homes and Opendoor Homes will introduce a procedure to ensure that Council tenants with an established housing need in Bands 1 or 2 are prioritised for new properties on in-fill developments on their estate.

## **5 IMPLICATIONS OF DECISION**

### **5.1 Corporate Priorities and Performance**

- 5.1.1 The Council's Corporate Plan 2015-20 states that the Council, working with local, regional and national partners, will strive to ensure that Barnet is a place:
  - Of opportunity, where people can further their quality of life;

- Where people are helped to help themselves, recognising that prevention is better than cure;
- Where responsibility is shared, fairly;
- Where services are delivered efficiently to get value for money for the taxpayer.

5.1.2 The highest priority of the Council's Housing Strategy is increasing the supply of housing with the population of Barnet forecast to increase by 19% over the next 25 years.

5.1.3 Barnet's Health and Wellbeing Strategy recognises the importance of access to good quality housing in maintaining Well-Being in the Community.

5.1.4 Lack of affordable housing is highlighted in Barnet's Joint Strategic Needs Assessment (JSNA) as one of the top three concerns identified by local residents in the Residents' Perception Survey.

5.1.5 The impact of a local lettings approach will be reviewed on an annual basis by Barnet Council and Barnet Homes as part of an annual review of the impact of the Council's Housing Allocations Scheme.

## **5.2 Resources (Finance & Value for Money, Procurement, Staffing, IT, Property, Sustainability)**

5.2.1 A local lettings policy has some financial implications as there will be costs associated with re-letting the homes freed up by Council tenants who move into new properties on their estate. These will include the cost of voids works and safety checks required to re-let the home at a suitable standard and incentive payments made to tenants who have moved to a smaller property (via the Barnet Homes 'Fresh Start Scheme')<sup>5</sup>. Voids works costs should be minimised by the requirement of the outgoing tenant to leave their property in a condition that is 'ready to let'. This approach would help minimise turnaround times for empty properties.

5.2.2 Should the LLP approach put forward in this report be implemented, there are potential financial benefits for the Council. This includes increased rent collection and reduced use of Discretionary Housing Payment monies (which could then be used to assist other Barnet residents) where existing tenants that move to new properties on their estate were under occupying their previous home and affected by the Government's removal of the spare room subsidy.

5.2.3 As existing Council tenants will only be prioritised for a new home on their estate in cases where their previous home will become empty and available for allocation to another household in housing need, the same number of homes will still be available to a wider group of residents in housing need.

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<sup>5</sup> The Barnet Homes Fresh Start Scheme helps secure tenants (both Council and housing association tenants) to downsize to a smaller property within the London Borough of Barnet in exchange for an incentive payment. The incentive payment varies depending on the size of property that is freed up by the tenant downsizing.



This means that the Council will still benefit financially when new homes are allocated to those in housing need who have been living in expensive forms of temporary accommodation.

5.2.4 As outlined in the risks section below, the adoption of a local lettings policy approach for in-fill developments could cause legal challenge from those others in housing need who have not been allocated the homes because existing Council tenants on the estates have been prioritised for the properties ahead of them. Legal challenge would bring associated costs.

### 5.3 Social Value

5.3.1 Social value is central to a local lettings approach. By prioritising local people whom have a housing need, a local lettings approach can contribute to the sustainability of a community. A local lettings approach recognises that by helping residents to remain within the area, residents can continue to make a community contribution through their employment and volunteering, and can continue to use local shops and services or provide on-going support to family members.

### 5.4 Legal and Constitutional References

5.4.1 The Council Constitution, Responsibility for Functions, [Annex A](#), sets out the responsibilities of the Housing Committee, which include:

- Housing Strategy (incorporating Homelessness Strategy)
- Working with Barnet Homes, RSLs and social housing providers to ensure the optimum provision of housing and associated facilities for those who require social housing

5.4.2 The Housing Committee is responsible for reviewing and signing off amendments to the Council's Housing Allocations Scheme. Should a full consultation and Equality Impact Assessment be undertaken on the adoption of an LLP approach, and should the findings favour introducing the approach, approving or rejecting the inclusion of a local lettings approach within a revised Housing Allocations Scheme will be the responsibility of the Housing Committee.

### 5.5 Risk Management

5.5.1 The table below sets out the key risks associated with the proposals to develop the sites and their mitigation.

Risk	Mitigation
There is a risk of increased exposure to legal challenge if the implementation of the lettings policy prejudices the housing opportunities of other client groups and in particular those with a 'reasonable preference' under the Housing Act 1996.	This risk can be mitigated by allocating the homes released by the local resident moving into a new-build property to other customers in housing need.

Risk	Mitigation
<p>There is a risk that by implementing a local lettings policy which prioritises Council tenants for new-build properties the Council would be challenged for breaching Article 14 of the European Convention of Human Rights, the right not to be discriminated against. This refers to “status groups” and included in such are non-council tenants.</p>	<p>In adopting a local lettings policy for certain developments, Barnet Homes and the Council would need to always have a clear justification for the approach.</p>
<p>There is a reputational risk that the introduction of a local lettings policy which benefits Council tenants would cause further dissatisfaction and challenge amongst non-secure tenants living on regeneration estates who would not be assisted in a similar way.</p>	<p>This risk can be mitigated through effective stakeholder communications and engagement with non-secure tenants living on regeneration estates.</p>
<p>The rents of the new-build properties delivered by Opendoor Homes will be set at affordable rent levels (65% of average market rent value) whilst rents for existing Council tenants are at a lower, social rent level<sup>6</sup>. This variance will mean that some local residents, despite living on an estate where a local lettings policy may be adopted and having an established need to move home, will not be able to afford or want to live in the new properties with a higher rent. As well as potentially attracting negative publicity for The Barnet Group and the Council, there is also a risk that the key objective of using a local lettings policy to harness community cohesion will not be achieved.</p>	<p>The business model for Opendoor Homes means that it will not be possible to offer some of the new homes at a lower rent level than 65% of average market rent. Full affordability and suitability assessments will ensure that only those who can afford affordable rents are allocated properties with this rent level. The risk can be mitigated through effective communication and engagement with local residents so that residents are informed of the higher rents for the new properties early on and expectations are well-managed.</p>

## 5.6 Equalities and Diversity

<sup>6</sup> For comparison, a one bed property that was recently let at an affordable rent level has a weekly rent of £189.21 (this excludes any service charge) whereas a one bed property that was recently let at a social rent level has a weekly rent of £96.01 (excluding any service charge).

- 5.6.1 It is important that any equalities implications are carefully considered. Should the Housing Committee support the introduction of the LLP approach put forward in this report, a full Equalities Impact Assessment will be completed to evaluate the likely impact of introducing a local lettings approach within the Housing Allocations Scheme before such an approach is adopted. If a local lettings policy approach is adopted, a review of the impact of local lettings policies must be completed on a regular basis to identify who has benefitted from this approach.
- 5.6.2 It is known that the diversity profile of existing Council tenants differs to the profile of homeless households living in temporary accommodation. For example, the proportions of BME and younger people are higher in temporary accommodation compared to existing council tenants. If only existing Council tenants were expected to benefit from the introduction of local lettings policies, certain groups of customers (particularly those who have an assessed housing need under the Council's Housing Allocations Scheme and live in temporary accommodation) would be adversely affected by its introduction. However, as the recommended approach would allow other properties to be freed up for reallocation, a wider group of customers who have been assessed as having a housing need under the Council's Housing Allocations Scheme would still benefit.
- 5.6.3 Some groups of Council tenants who have been assessed as having a need to move may benefit from the adoption of local lettings policies because their specific housing needs can be incorporated into the development plans for the new homes on their estate. For example, a Council tenant with specific health needs who needs to move home for medical reasons (such as more accessible accommodation) but also needs to remain in the same area is likely to have their specific needs met far sooner than waiting to be rehoused through the normal housing allocation route.
- 5.6.4 A review of the numbers of existing Council tenants that would benefit from a local lettings policy showed that only a small proportion would potentially move to a new home on their estate (Table 2 below). This means it is highly likely that a wider group of customers with an established housing need would be allocated new-build properties on developments where a local lettings policy is in place. Discretion within the Council's Housing Allocations Scheme can be exercised where new properties designed to benefit particular groups of customers, such as wheelchair accessible properties, to ensure that these properties go to customers who need them most.

## **5.7 Consultation and Engagement**

- 5.7.1 Where potential in-fill sites are identified, consultation with existing residents of the estate takes place as part of the planning process. So far, the consultation feedback has not referenced a desire for properties on the new development to be reserved for existing residents. However, this area has not previously formed a focus of the consultation exercises. An expected benefit of introducing local lettings policies is that it will improve relations with existing local residents and encourage engagement and support from them for the

new development.

- 5.7.2 Should the Committee decide to consider introducing an LLP in Barnet, a more extensive consultation will take place on whether to revise the Housing Allocations Scheme to incorporate an LLP approach. The consultation exercise will involve a wider group of Barnet's residents and other key stakeholders and will be completed through the development and delivery of a specific stakeholder consultation plan. Should the findings of this consultation and the Equality Impact Assessment be positive, the revised Scheme will be brought back to a future Housing Committee for approval.

## 5.8 Insight

- 5.8.1 The Council's Housing Strategy, which identifies the need for new affordable homes, is supported by a comprehensive evidence base, including a Housing Needs Assessment and a study of affordability carried out by the Council's insight team.
- 5.8.2 To help establish whether the introduction of a local lettings policy would benefit Council tenants who are currently living on estates that have been identified as potential new-build in-fill development sites, the housing needs of the Council tenants living on the four estates with the largest development potential have been reviewed. The table below shows the number of Council tenants living on these four estates who have either been assessed as having a need to 'transfer' to another home under the Council's Housing Allocations Scheme (because of a need to move to a smaller property, larger property or property that better meets the health needs of the household) or are under occupying their existing home and affected by Government's removal of the spare room subsidy (also known as the 'bedroom tax')<sup>7</sup>. The table also shows the size of the home that these tenants need to move to, as well as the number and size of homes that have been suggested for new development on each estate.
- 5.8.3 This review identified that a total of 21 existing Council tenants potentially have a need to move home and that at least seven of these tenants (highlighted in green) could benefit from a local lettings policy approach if the in-fill development was to deliver the types of homes expected<sup>8</sup>. The types of homes to be developed on the Prospect Ring estate, where there are currently six tenants who have a need to move (highlighted in yellow), have not yet been specified and the remaining eight tenants (highlighted in red) would not have their housing need met by the types of properties that are currently planned to be developed.

### **Table 2: Council tenants that may qualify for new-build properties on four estates where new homes are planned through in-fill development**

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<sup>7</sup> Of the 17 Council tenants under occupying their property and affected by the removal of the spare room subsidy, currently nine have rent arrears (and all rent arrears are under £500) and eight are in credit on their rent account. None of these tenants are currently in receipt of a Discretionary Housing Payment.

Estate (expected homes)	Type of tenant	Total	Type of property needed				
			1 bed	2 bed	3 bed	4 bed	5 bed
<b>Basing Way</b> (57 x 2 bed)	Transfer cases	2	1	0	0	0	1
	Under occupiers	6	6	0	0	0	0
	<b>Total</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>
<b>North Road</b> (10 x 1 bed 26 x 2 bed)	Transfer cases	0	0	0	0	0	0
	Under occupiers	4	3	1	0	0	0
	<b>Total</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Prospect Ring</b> (34 size TBC)	Transfer cases	1	0	0	0	1	0
	Under occupiers	5	5	0	0	0	0
	<b>Total</b>	<b>6</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>
<b>Sheaveshill Court</b> (16 x 1 bed, 8 x 2 bed, 10 x 3 bed)	Transfer cases	1	0	1	0	0	0
	Under occupiers	2	1	1	0	0	0
	<b>Total</b>	<b>3</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>All</b>	Transfer cases	4	1	1	0	1	1
	Under occupiers	17	15	2	0	0	0
	<b>Grand total</b>	<b>21</b>	<b>16</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>1</b>
<b>Expected units</b>	<b>Total</b>	<b>127</b>	<b>26</b>	<b>91</b>	<b>10</b>	<b>0</b>	<b>0</b>

## 6 BACKGROUND PAPERS

Housing Committee, 27 June 2016, 'Agenda and draft minutes'  
<https://barnet.moderngov.co.uk/ieListDocuments.aspx?CId=699&MId=8628&Ve>

r=4 It was resolved that Councillor Houston's request for the Housing Committee to consider introducing a local lettings policy be agreed.

Barnet Council Housing Allocations Scheme, approved June 2016  
<https://www.barnet.gov.uk/citizen-home/housing-and-community/council-housing.html>

## Appendix 1

### Links to key documents

- Barnet Council, 2016, *The Housing Allocations Scheme (Approved June 2016)*. <http://thebarnetgroup.org/bh/download/housing-allocations-scheme-full/>
- CIH practice brief, 2010, *Allocations and Local Flexibility*. <http://www.cih.org/resources/PDF/Policy%20free%20download%20pdfs/Allocations%20and%20Local%20Flexibility.pdf>
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### Links to example Local Lettings Policies

- City of London, 2014, *DRAFT local lettings policy – Horace Jones House*.
- Haringey, 2015, *DRAFT local lettings policy for Ambrose Court and Mallory Court*. <http://www.minutes.haringey.gov.uk/documents/s56685/Appendix%209%20-%20Draft%20Local%20Lettings%20Plan.pdf>
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