

To: City Executive Board

Date: 10th April 2013

Report of: Head of Service, Housing

Title of Report: **ANNUAL LETTINGS PLAN – ALLOCATIONS PERCENTAGES
2013/14**

Summary and Recommendations

Purpose of report: To recommend the approval of the proposed percentage targets for the allocation of social housing in 2013/14.

Key decision? No

Executive lead member: Councillor Scott Seamons

Policy Framework:

Corporate Plan strategic priority of “Meeting Housing Needs”

Recommendation(s):

- 1. Note the performance against the Annual Lettings Plan in Appendix 1 for 2012/13 (1st April 2012 to 31st January 2013)**
- 2. To recommend the proposed Annual Lettings Plan in Appendix 2 for 2013/14 for approval by full Council**

Appendices to report:

Appendix 1: Community Housing – Allocation Percentages & Performance April 2012 to January 2013

Appendix 2: Proposed Lettings Plan for 2013/14

Appendix 3: A *Guide* of the Housing Need Priority Bands

Appendix 4: Risks reviewed

Introduction & Background

1. The Annual Lettings Plan is designed to set allocation percentages, which are targets, set by the Council, to determine the proportion of social housing offered to different lists within The Council's Housing Register. The current Lettings Plan is shown in Appendix 1 together with performance up to the 31/1/13.
2. The performance against the Annual Lettings Plan is monitored each month by the Allocations Manager. These figures are reported quarterly to the Communities and Partnership Scrutiny Committee with an explanation of any variance from expected performance. Appendix 1 shows the lettings performance from 1/4/12 to 31/1/13. Fewer one-bedroom properties have become available to let than predicted over the last 10 months. A number of factors may have caused this including; fewer one-bedroom properties becoming available from the Registered Provider A2Dominion due to the decanting of existing tenants at Luther Court currently taking place, less existing social housing tenants wanting or able to move in the current economic climate due to the cost and fewer sheltered properties becoming available because less tenancies have ended over the last year than in previous years. Due to the many factors that influence the number of properties becoming available each year any prediction on the number of properties becoming available can only ever be an estimate. Consequently the number of properties becoming available each year will vary and may be higher or lower than expected.
3. The number of properties allocated to households accepted as homeless by the Council on the Homeless List from 1/4/12 to 31/1/13 has gone down to 88 (compared to 96 over the same period in the previous year). However, the number of two-bedroom properties allocated to the Homeless List has had to be increased from 30% to 45%. This has been due to an increase in the number of households with a two-bedroom housing need approaching the Council as homeless that the Council has been unable to prevent from becoming homeless. The increase in two-bedroom properties allocated to the homeless list has been necessary due to the rising pressure on existing temporary accommodation and to keep down the number of households in homeless temporary accommodation and associated costs to the Council
4. Factors taken into account in setting the targets for the Annual Lettings Plan for 2013/14 include:

Supply:

- The total number of properties that are expected to become available to let during the year (consisting of re-lets and new build properties)
- The number of one-bedroom properties expected to become available to let to single-applicants and couples with a one-bedroom housing need, including designated elderly (55+) and sheltered accommodation
- The number of two-bedroom, three-bedroom and four-bedroom properties or larger that are expected to become available to let to families

Demand:

- The number of applicants in assessed housing need on each Housing List waiting for one-bedroom, two-bedroom, three-bedroom and four-bedroom properties or larger and the relative housing need of these applicants.

Policy:

The Council's target to reduce the number of homeless households in temporary accommodation in Oxford to 120 by the end of 2013/14 and the Council's Homeless and Housing Strategies.

5. Although the Annual Lettings Plan does not produce more affordable housing stock it is concerned with the effective allocation of social housing. The total number of properties expected to become available to let during 2013/14 is estimated to be around 500 properties (see Appendix 2) approximately the same as will be allocated in 2012/13. This total consists of the expected number of re-lets, based on past lettings performance over the last year, and the total number of new properties expected to be built during the forthcoming year. The number of properties becoming available to let during 2013/14 will be lower than in previous years because only 4 new properties are expected to be built in Oxford during the year 2013/14.
6. There are many factors affecting the number of new properties being built in the City, including the current economic climate and the lack of space within the city boundaries. The overall supply of affordable housing is low in the City but significant work has been done towards getting higher numbers over the next few years. The Site and Housing Plan, which has recently been adopted, identifies the land available for housing for the next 10 years and updates the Council's affordable housing policies and the Council and Registered Provider partners have been working to bring affordable housing schemes forward. The Council is building up a pipeline of development sites on its own land with the AHP programme sites and the Barton and Cowley/Northway sites, both of which have funding in place, will provide significant numbers of affordable homes in the next few years. Registered Provider partners are also taking the opportunity to redevelop some of their existing housing where dwellings are substandard to provide sustainable housing to meet priority housing need. Delivery in the short term will remain low while these schemes are worked up but the supply will increase in 2014/15 and 2015/16.
7. Based on the estimated number of properties expected to become available to let in 2013/14 approximately:
 - 250 properties (50%) will be allocated to families in housing need
 - 90 properties (18%) will be allocated to single applicants or couples in housing need who are under 55
 - 160 properties (32%) will be allocated to single applicants or couples in housing need requiring designated elderly accommodation (for applicants aged 55+) or requiring sheltered accommodation

Demand – Housing Register Waiting Lists

8. During 2012/13, almost 500 households in housing need will be re-housed by the Council through the Allocations Scheme. However, despite this success, the number of households on the Housing Register still remains high. There are currently over 5000 households on the housing register with more applying every month.

The Housing Register consists of three-separate housing lists:

- **The Homeless List** for applicants to whom Oxford City Council has accepted a statutory homeless duty and placed in temporary accommodation who are waiting an offer of permanent accommodation
 - **The Transfer List** for Council and eligible tenants of Registered Providers of social housing living in Oxford applying for a move to alternative accommodation
 - **The General Register List** for all other households applying for social housing in Oxford
9. The table overleaf shows a profile of the Housing Register by waiting list and minimum housing requirement in January 2013 and shows the number of:
- Single applicants and couples under 55 waiting for one-bedroom (non-family) property
 - Single applicants and couples aged 55 years or older eligible for one-bedroom (non-family) designated elderly or sheltered property
 - Families requiring a minimum of a two-bedroom, three-bedroom or four-bedroom property or larger

Minimum Bedroom Size*	General Register List	Homeless List	Transfer List	Total
Non-Family (Singles/Couples)				
One-Bed (Aged Under 55)	1666	14	202	1882
One-Bed (Aged 55+ eligible for Designated Elderly & or Sheltered Accommodation)	410	0	256	666
Family Accommodation				
Two-Bed	1055	48	401	1504
Three-Bed	399	6	337	742
Four-+Bed or larger	139	3	119	261
Total	3669	71	1315	5055

Minimum Bedroom Size*

10. The figures above are based on the minimum bedroom size a household requires. For example households shown as requiring a minimum of a two-bedroom property often have two children and so are eligible to request a move to a three-bedroom property under the current Allocations Scheme. So although the Transfer List shows 401 tenants as requiring a minimum of a two-bedroom property, around 130 are also eligible for a three-bedroom property and most are likely to be seeking to move to a larger property.

Demand vs. Housing Need

11. The demand for social housing in Oxford continues to greatly exceed the number of properties that will become available. So many applicants on the housing register are unlikely to be allocated a property in the foreseeable future and are actively encouraged to consider other housing options such as securing alternative accommodation in the private sector.

12. Although the number of applicants on the Housing Register clearly demonstrates there continues to be a high demand for affordable housing in Oxford these figures cannot be looked at without considering the degree of housing need on each waiting list.

Housing Need

13. Due to the high demand for affordable Housing in Oxford and the limited amount of properties that become available it is necessary for the Council to prioritise applications for housing based on applicants housing need. The Council's Allocations Scheme uses Priority Bands, to assess applicants housing needs and to prioritise applicants for housing. There are five priority Bands, ranging from Band 1 (high housing need) down to Band 5 (low or no housing need). Appendix 3 shows a guide to the housing need priority bands (full details are

shown in the Allocations Scheme). The table below shows a summary of the number of applicants in each priority band on each Housing List.

Housing Need Priority Band	The Number of Applicants In Each Band By Housing List (January 2013)		
	General Register List	Homeless List	Transfer List
Band 1	4		34
Band 2	75	71	228
Band 3	852		393
Band 4	45		72
Band 5	2693		588
Total	3669	71	1315

Homeless List

14. Applicants to whom Oxford City Council has accepted a statutory homeless duty and placed in temporary accommodation, waiting an offer of permanent accommodation, are all considered to be in high housing need. The Council currently has 132 households in temporary accommodation (as of 31st January 2013) and has accepted a statutory homeless duty to 71 of these households.
15. The Corporate Plan states the Council will aim to “reduce the number of households in temporary accommodation to 120 by the end of 2012/13”. This is a challenging target in the current economic climate. Statistics from quoted by the Centre for Cities Outlook 2013 indicate Oxford is the least affordable City in the UK to live in outside of London for those seeking housing. Changes introduced by the Welfare Reform Act have impacted on the ability for the Council to help prevent homelessness within the City. However, despite these factors the Housing Needs Team has successfully reduced the number of households in temporary accommodation by just over 5% since 31/1/12 (against national trends) and continues to work closely with other stakeholders to assist households threatened with homelessness. By reducing the number of households in temporary accommodation the Council will be able to produce budget savings through reductions in temporary accommodation costs.

Allocations to the Homeless List

16. As part of a planned reduction, the number of properties allocated to the homeless list has been gradually reduced over previous years as the number of households in homeless temporary accommodation has been reduced. However, although the number of applicants on the Homeless List has decreased it is still necessary to ensure that sufficient properties are allocated to this list. The Council must ensure that the housing needs of the applicants remaining in temporary homeless accommodation are met and sufficient properties will be available for applicants who cannot be prevented from becoming homeless during 2013/14, and this is reflected in the recommendations of this report. The number of properties allocated to this list can be increased if homeless prevention measures are unable to maintain the current reductions in homeless acceptances (see the risk identified in Appendix

4). Proposals to reduce the priority given to homeless applicants in the new Allocations Scheme (currently out for consultation) to attempt to house more households living in overcrowded and/or unsuitable accommodation before they become homeless and the use by the Council in the future of Private Rented Sector offers to discharge homeless duties to homeless applicants accepted from November 2012 should help to minimise the number of homeless households requiring an allocation of social housing from the Homeless List in the future.

The Transfer List

17. There are over 1300 tenants on the Transfer List applying for re-housing and although almost half are in Bands 4 and 5, and are considered to be in no or low housing need and to be adequately accommodated. There are still almost 650 households in high or significant housing need in Bands 1 to 3 that would benefit from a move to more suitable accommodation.

Allocations to the Transfer List

18. There are 458 tenants on the Transfer List with a minimum of a one-bedroom housing need. Although the majority are in Bands 4 and 5 and have little or no housing need. Almost 25% of the tenants aged under 55 and 40% of the tenants aged 55 years or older with a one-bedroom housing need are in high or significant housing need (Bands 1 to 3) and would benefit from a move. For example, due to health or welfare reasons or because they are seeking to downsize from accommodation which they are currently under-occupying. Following the introduction of the "bedroom tax" on 1/4/13 it is expected more tenants of working age on a low income currently under-occupying a family home with two or more bedrooms will seek to downsize to a one-bedroom property. Particularly younger tenants further from retirement age on a low income affected by the bedroom tax. The recommendation to increase the percentage of 1 bedroom properties allocated to the Transfer list for those under 55 during 2013/14 reflects this.

19. There are currently plans underway to re-develop Luther Court a block owned by A2Dominion in the City Centre. The block currently consists of mainly one-bedroom flats and A2Dominion is planning to re-develop the block into a mix of one-bedroom and two-bedroom properties. The re-development of the block will mean A2Dominion will need to decant the existing tenants from the block. This has already started and over half of the existing tenants have been moved already, the majority housed elsewhere by A2Dominion and OCC within the City. However, the remaining tenants, around 25 will also need to be moved and in order to do this a number of tenants will need to be awarded high priority to move via the Transfer List and more properties will need to be offered to applicants with a one-bedroom housing need on the Transfer List.

20. There are around 140 households on the Transfer List considered to be in high or significant housing need (Bands 1 to 3) waiting to move to a two-bedroom property because their current accommodation no longer meets their housing requirements. However, due to the low number of two-bedroom properties becoming available there is still much unmet need on the Homeless and General

Register lists for applicants waiting for two-bedroom properties. So it is not proposed the percentage of properties allocated to tenants on the Transfer List for two-bedroom properties is changed this year.

21. Overcrowding is an issue for many families on the Transfer List and tenants applying to transfer are also encourage to consider trying to mutual exchange and “swapping” with another tenant seeking to downsize to a smaller property. Particularly those waiting for larger three and four-bedroom family properties. There are currently over 265 families in significant or high housing need (Bands 1 to 3) waiting to move to a three-bedroom property and over and 110 families waiting for a four-bedroom property or larger on the Transfer List in significant or high housing need. However, this level of need is already reflected in the current targets of allocating 45% of all three-bedroom properties and 50% of all four-bedroom properties to Transfer applicants. It is therefore proposed that the percentages of such properties offered to the Transfer list remain unchanged.

The General Register List

22. There are currently almost 3700 households on General Register waiting list. Although around 75% are considered to be in low or no housing need (Bands 4 and 5), 25% of the households on the General Register List, over 930 households are considered to be in high or significant housing need (Bands 1 to 3) and require alternative accommodation.

Allocations to the General Register List

23. The General Register List currently has the highest proportion of single applicants and couples who are under fifty five and waiting for a one-bedroom (non-designated elderly) property. This includes over 350 single applicants and couples who are in significant or high housing need (Bands 1 to 3) including care leavers who are ready to “move on”. The recommendations propose an increase in the number of properties allocated to care leavers assessed as ready to move on and live independently so they can be allocated suitable housing and this should also reduce the number becoming homelessness and being placed in homeless temporary accommodation. There are also almost 50 single applicants, and some couples, who are aged 55 years or older in significant or high housing need (Bands 1 to 3) on the General Register List including housing applicants living in single homeless or support “move on” projects across the City. However, the current targets are considered to reflect the housing need on the General Register List when balanced against the needs of applicants on the Homeless and Transfer Lists so no other changes are proposed.
24. The General Register List has around 310 households, in high or significant housing need (Bands 1 to 3), waiting for two-bedroom accommodation. However, the current allocation target of 50% accurately reflects the proportion of such households on the General Register when compared to the housing need across all three waiting lists, and consequently there are no proposed changes to alter these percentages in 2013/14.
25. The demand for three and four-bedroom accommodation remains high across all three housing lists. An increase in the percentage of 3 bedroom properties

allocated to the General Housing List will go some way to meet the housing need on this list. Based on the limited number of four-bedroom properties expected to become available during 2013/14 the current allocation percentages are considered to accurately reflect the spread of need across the three lists, and there are no proposed changes to the existing targets.

Sub-Regional Allocations

26. The Council is currently in a sub-regional partnership, with three other District Councils in Oxfordshire; Cherwell DC, Vale of the White Horse DC & South Oxfordshire DC. All four Councils are currently reviewing their allocations schemes. The priority bands and way housing needs are assessed by each District are expected to differ to the extent that in the future applicants will no longer be able to “compete” with each other equally when bidding for properties sub-regionally. Due to the limited amount of properties becoming available across the sub-region there has also been less movement between the Districts than hoped when the scheme was originally set up.
27. All four Councils are proposing to leave the Sub-Regional Allocations Scheme so the draft Allocations Scheme makes no reference to the scheme any longer. So no targets have been referred to in the Annual Lettings Plan for sub-regional allocations in the future. The existing Allocations Scheme is currently being reviewed and a draft of the proposed new Allocations Scheme has recently been approved by the CEB to go out to consultation. The new Allocations Scheme proposes the Council no longer allocates social housing sub-regionally although it is proposed to reciprocal arrangements may still be used for inter-district moves from time to time. The final version of the new Allocations Scheme will be submitted to CEB in autumn taking into account comments made during the consultation.

Level of risk

28. The risks identified in Appendix 4 will be recorded in the risk register and monitored closely throughout the year.

Climate change/ environmental impact

29. It is expected only 4 new units of affordable housing will be built during 2013/14 to help meet the demand for affordable housing in Oxford. The Development Team has confirmed all they will achieve the standard of housing required by the Housing and Communities Agency.

Equalities impact

30. The Housing Needs Team will continue to seek to identify housing applicants within BME groups and with disabilities that are in high housing need. Effective monitoring systems will ensure any shift in allocations do not indirectly discriminate against BME groups and/or applicants with disabilities. Currently, around 23% of the households on the Housing Register state they are in a BME group, although 18% of the General Register lists have not stated their ethnicity,

based on those that have stated their ethnicity the number of households in BME groups is similarly reflected across all three housing lists. The Allocations Team will continue to monitor applicants in high housing need who are “not bidding” to ensure they receive the support necessary to use the Choice-Based Lettings (CBL) scheme. The development team will continue to seek to ensure that when new properties are built within Oxford that a proportion, are suitable for applicants with disabilities.

Financial implications

31. The current targets for allocations to the Transfer List will ensure that there continues to be social housing becoming available to re-let each year and seeks to make the best use of available stock. Although there will be associated costs with turning around void properties, as tenants move to more suitable accommodation and vacate their current accommodation, these will be offset by the properties becoming available and costs of private sector alternatives being reduced. Any properties that are re-let will be let at target rent levels and this will maximise the revenue into the Housing Revenue account and benefit all tenants. By increasing the number of one-bedroom properties allocated to those under 55 on the transfer list this should also go some way to reduce the impact of the bedroom tax. By giving tenants on the Transfer List the opportunity to do so, if they need to move because they are no longer able to afford the rent, following the introduction of the bedroom tax. This will reduce the risk of large numbers of tenants accruing rent arrears.
32. The cost to the Council of homeless temporary accommodation will be reduced by continuing to allocate a large proportion of properties to the General Register List, including allocations to households who might otherwise have become homeless and been placed in homeless temporary accommodation provided by the Council. However, despite homeless prevention measures that are being put in place the likelihood of an increase in the number of applicants presenting as homeless, and subsequently being accepted as homeless and placed in temporary accommodation, cannot be totally discounted resulting in increased costs. The risk of this likely to increase if initiatives to increase affordable and accessible homeless prevention accommodation do not come to fruition. Should this be the case, the Lettings Targets can be reviewed during the year to respond to the new situation (See Appendix 4).

Legal Implications

33. Whilst a Council can decide its own allocations policy it must give “reasonable Preference” to certain groups such as homeless people, people in temporary or insecure accommodation, people in overcrowded or unsanitary conditions, and those with medical/welfare needs (see the Housing Act 1996 S.167). How it meets these ‘reasonable preferences’ and the mechanics of the scheme are up to each Council.
34. Allocations can only be made in accordance with the published policy. The annual lettings plan forms part of the Council’s overall allocations scheme. The Allocations Scheme is being reviewed currently to take into account the new changes in legislation introduced by the Localism Act, the new Code of

Guidance produced by the Department of Communities and Local Government and other changes including those being introduced through the Welfare Reform Act.

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Background papers:

None

Version number: V1

Appendix 1: Community Housing – Allocation Percentages & Performance (1) of (2)
1st April 2012 to 31st January 2013: Family and Non-Designated Accommodation

Family Accommodation							
Property Size		Homeless		Transfer	General	TOTAL	
Two Bed	Percentage	45.6%		0.0%	16.2%	38.2%	
	Target	30%		0	20%	50%	
	Let	62		0	22	52	136
	Expected lets	48		0	32	80	160
Three Bed	Percentage	23.4%		0.0%	42.2%	34.4%	
	Target	30%		0	45%	25%	
	Let	15		0	27	22	64
	Expected lets	23		0	35	20	78
Four Bed+	Percentage	11.1%		0.0%	66.7%	22.2%	
	Target	30%		0	50%	20%	
	Let	1		0	6	2	9
	Expected lets	3		0	4	2	9
Non-Family (Non-Designated) Accommodation							
Property Size		Homeless	Move-on 1	Move-on 2	Transfer	General	TOTAL
Studio flat / One Bed	Percentage	9.7%	29.0%	8.1%	14.5%	38.7%	
	Target	25%	30%	10%	10%	25%	
	Let	6	18	5	9	24	62
	Expected lets	23	29	10	10	23	95

Appendix 1: Community Housing – Allocation Percentages & Performance (2) or (2)

1st April 2012 to 31st January 2013: Designated Elderly and Sheltered Accommodation

Designated Elderly Accommodation + 1 bed general needs bungalows							
Property Size		Homeless	Move-on 1	Move-on 2	Transfer	General	TOTAL
Any Size	Percentage	4.4%	7.4%	1.5%	86.8%		
	Target	5%	15%	0%	80%		
	Let	3	5	1	59		68
	Expected lets	6	17	0	92		115

Sheltered Accommodation						
Property Size		Homeless	Move-on	Transfer	General	TOTAL
Any Size	Percentage	2.2%		97.8%		
	Target	0%		100%		
	Let	1		45		46
	Expected lets	0		90		90

Total allocations:

385

+8 CBL sub-regional = 393

Expected allocations:

547

at year end

Appendix 2: Proposed Lettings Plan for 2013/14 (1) of (2)

Family Accommodation						
Property Size	Expected Lets	Proposed Target % (Expected households housed)				
		Homeless	Move-on	Transfer	General	
Two Bed	160	30% (48)	0	20% (32)	50% (80)	
Three Bed	78	20% (16)	0	45% (35)	35% (27)	
Four Bed+	9	30% (3)	0	50% (4)	20% (2)	
Non-Family (Non-Designated) Accommodation						
Property Size	Expected Lets	Proposed Target % (Expected households housed)				
		Homeless	Move-on	Move-on 2	Transfer	General
One Bed	90	10% (9)	30% (27)	15% (13)	20% (18)	25% (23)

Appendix 2: Proposed Lettings Plan for 2013/14 (2) of (2)

Designated Elderly Accommodation & Bungalows					
Property Size	Expected Lets	Proposed Target % (Expected households housed)			
		Homeless	Move-on	Transfer	General
Any Size	90	5% (5)	15% (13)	80% (72)	
Sheltered Accommodation					
Property Size	Expected Lets	Proposed Target % (Expected households housed)			
		Homeless	Move-on	Transfer	General
Any Size	70	0%		100% (70)	

Appendix 3: A Guide of the Housing Need Priority Bands

BAND 1

- 1.1 Exceptional circumstances, where there is an immediate risk to health and safety, complex needs, 'place of safety' cases or other emergency needs
- 1.2 Council or housing association tenants in the sub-region under-occupying by two or more bedrooms
- 1.3 Decants and other housing management moves
- 1.4 Successor tenants who need to move to a more suitable property
- 1.5 A Prohibition/demolition notice has been issued by the Environmental Health department
- 1.6 Households where the level of overcrowding exceeds the statutory limit

BAND 2

- 2.1 Urgent social or welfare needs
- 2.2 Urgent health or disability needs
- 2.3 Council or housing association tenants in the sub-region under-occupying by one bedroom
- 2.4 Applicants who have been assessed as ready to move on from supported accommodation
- 2.5 Applicants found to be homeless, in a priority need group and a duty to offer housing has been accepted
- 2.6 Families assessed as being 2 or more bedrooms short of their needs
- 2.7 Any applicant with two or more compoundable categories in Band 3

BAND 3

- 3.1 Significant social or welfare needs
- 3.2 Significant health or disability needs
- 3.3 Applicants living in unsatisfactory housing: Level 1
- 3.4 Families assessed as being one bedroom short of their needs
- 3.5 Insecure tied accommodation
- 3.6 Insecure private rented accommodation
- 3.7 Homeless and not in a priority group*
- 3.8 Any applicant who qualifies for at least two categories in Band 4

BAND 4

- 4.1 Moderate social or welfare needs
- 4.2 Moderate health or disability needs
- 4.3 Applicants living in unsatisfactory housing: Level 2

BAND 5

- 5.1 Applicants who are adequately housed
- 5.2 Applicants who have sufficient income or other financial resources
- 5.3 Nil priority (Applicants who are the subject of sanctions because of their behaviour)

**This category is not compoundable*

(The details listed above are only intended as a guide – full details are shown in the Allocations Scheme).

Appendix 4:

Risk ID	Risk						Corporate Objective	Gross Risk		Residual Risk		Current Risk		Owner
Category-000-Service Area Code	Risk Title	Opportunity/Threat	Risk Description	Risk Cause	Consequence	Date raised	1 to 6	I	P	I	P	I	P	
CEB-001-HC	A shortfall in new affordable housing	T	Less affordable housing being built during 2013/14 than expected.	Housing Development not being completed on time during 2013/14	Less properties becoming available to let during 2013/14 than expected	28/2/2013	Meeting Housing Needs	1	1	1	1	1	1	The Affordable Housing Team

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Risk ID	Risk						Corporate Objective	Gross Risk		Residual Risk		Current Risk		Owner
	Category-000-Service Area Code	Risk Title	Opportunity/Threat	Risk Description	Risk Cause	Consequence		Date raised	1 to 6	I	P	I	P	
CEB-002-HCD	Homeless acceptances &/or placements are higher than expected	T	The Council has to place more households into temporary accommodation and/or accepts a homeless duty to more homeless households than expected during 2013/14	A continued decline in the economic climate	(1) Temporary accommodation costs are higher than expected for 2013/14 (2) Impacting on the likelihood of meeting 2014 Corporate temporary accommodation target (3) A higher number of properties may have to be allocated to the homeless list than expected	28/2/2013	Meeting Housing Needs	2	3	2	2	2	3	The Affordable Housing Team