

Committee(s): Housing Management and Almshouses Sub (Community and Children's Services) Committee	Dated: 26/05/2022
Subject: Housing Revenue Account – Housing Portfolio	Public
Which outcomes in the City Corporation's Corporate Plan does this proposal aim to impact directly?	1, 2, 12
Does this proposal require extra revenue and/or capital spending?	N
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of: Director of Community and Children's Services	For Information
Report author: Paul Murtagh Assistant Director Barbican & Property Services	

Summary

The purpose of this report is to provide Members with information relating to the make-up of the City of London Corporation's (the Corporation) Housing Revenue Account (HRA) housing portfolio including, breakdown of stock, voids, and the current waiting list.

Recommendations

Members are asked to note the contents of this report.

Main Report

Background

1. At its meeting on 25 April 2022, members of the Community and Children's Services Committee (C&CS) requested that information be provided on the current make-up of the Corporation's HRA housing portfolio including, breakdown of stock, voids, and the current waiting list. This will help members, especially those members new to the Committee, better understand the implications of housing related reports, in particular, those relating to finance, budgets, major works and the new housing delivery programme.
2. It was agreed that the report would be presented to this meeting of the Housing Management & Almshouses Sub Committee and then subsequently, shared with C&CS for information.

Considerations

Housing Stock

3. The Corporation has two social housing estates within the Square Mile and, ten other social housing estates located within six different London Boroughs as set out below:
 - Golden Lane Estate – Square Mile
 - Middlesex Street Estate – Square Mile
 - Avondale Estate – Southwark
 - Southbank Estate – Southwark
 - Horace Jones Estate – Southwark
 - Sydenham Hill Estate – Lewisham
 - Holloway Estate – Islington
 - Isleden House – Islington
 - York Way Estate – Islington
 - Dron House – Tower Hamlets
 - William Blake Estate - Lambeth
 - Windsor House – Hackney

4. The make-up of the Corporation's social housing estates is set out in the table below:

Estate	Total Rented	Leaseholders	Guest Flats	Total Managed
Avondale Estate	548	115	0	663
Dron House	44	36	0	80
Golden Lane Estate	284	273	6	563
Holloway Estate	94	100	0	194
Isleden House	70	7	0	77
Sydenham Hill	34	53	0	87
Middlesex Street Estate	167	67	2	236
Southwark Estates	277	134	0	411
William Blake Estate	70	56	0	126
Windsor House Estate	72	32	0	104
York Way Estate	207	68	0	275
Totals:	1867	941	8	2816

5. In addition to the above, the Housing Management Team also manages 32 units at Spitalfields however, these do not form part of the HRA and are funded and managed outside of the HRA.

Housing Register

6. There are currently 714 people registered on the Corporation's Housing Register. The list currently comprises 522 external applicants and 192 households who are seeking to transfer to an alternative home. The homes in highest demand are two-bedroom properties, with 197 households requiring one.

Void properties

7. There are currently 27 void properties across the Corporation's social housing portfolio. This figure includes properties at all stages of the voids process, from those where a tenancy has been terminated but, works are yet to commence and, properties which have been let but await a tenancy commencement date.
8. When a property becomes void, it is advertised via the choice-based lettings system and the applicant with the highest number of points will be invited to view it. Most homes are successfully let at the first viewing. Some homes are let via the management transfer process and will not be made available for general bidding, however this is confined to very urgent cases of which, there are relatively few each year.
9. In general terms, the average turnaround time from when a property becomes void to when it is subsequently ready to let, is around 25 days for routine voids. However, if a property becomes void and, is scheduled to have major works undertaken (kitchens, bathrooms, new heating etc), the property will not be advertised for re-letting until the major works are completed.
10. The Corporation is currently undertaking a detailed review of its void processes to see if there is anything that can be done to reduce the average turnaround time thereby, helping reduce the length of time applicants on our Housing Register must wait for a new home.

Appendices

None

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