Housing Scrutiny Commission

Who Gets Social Housing April 1st 24 – March 31st 2025

Date: 26th August 2025

Assistant Mayor for Housing: Cllr Elly Cutkelvin

Lead Director: Chris Burgin

Useful information

- Ward(s) affected: All
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- Report version number: v0.1

1. Purpose

1.1. This report provides an update to Members of the 'headline' Housing Register and Lettings data, relating to Leicester City Council's Housing Register.

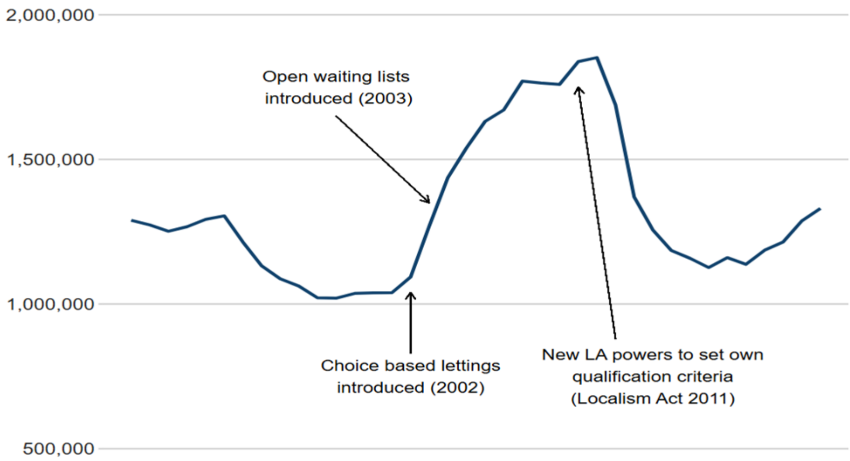
1.2. The report deals with the financial year 2024/2025.

1.3. To consider the provision of a slide deck to scrutiny to support this report or as an alternative to convey the information more succinctly to the Executive.

2. Summary

2.1 National picture: Using published data from the Ministry of Housing, Communities and Local Government (MHCLG) we know that there were 1.33 million households on local authority housing registers at 31 March 2024. This represents an increase of 43,000 households (3%) compared to 31 March 2023. This is the highest number of households on housing registers since 2014. We also know that demand has continued to increase across the UK since these figures were published with factors contributing to this including the increase of Section 21 Evictions from the Private Rented Sector, the lack of affordable accommodation and the increase in net migration to the UK.

2.2 The number of households on housing registers nationally has been steadily increasing since 2017 after falling from a peak of 1.9 million in 2012. The following table demonstrates the number of people on Local Authority Housing Registers from 1987/87 to 2023/24 and notes the introduction of key legislation and policy that has impacted on numbers:



[Social housing lettings in England, tenants: April 2023 to March 2024 - GOV.UK]

2.3 It is important to note that average waiting times are impacted by a variety of factors including availability of property (demand), property type, priority and bidding activity and so this information should be used as a guide as each locality has a unique set of circumstances.

2.4 National data shoes that 59% of households who were new to the social housing sector in 2023/24 were on the housing register for less than a year in their local authority area before they got their letting. 8% of households were on the housing register for 5 years or more before getting a social letting in their area.

2.5 It is reported that the average wait time to be allocated a social housing property is 2.9 years rising to over 6 years in London, with much higher average waiting times in areas such as Barking and Dagenham where it is even higher.

2.6 In Leicester the average waiting time for a household in Band 1 priority who need general needs accommodation for a 2 bed property is around 18 months and for a 3 bed property 22 months and for a 4 bed property is 25 months which have all increased since last year. There has been a decrease of 2 months in the average wait times for 1 bedroomed accommodation, but this can be linked to the acquisition programme undertaken to meet the demand in the City as we have only seen this marginal increase despite significant increased demand, particularly in our homelessness service.

2.7 **At a glance summary for Leicester of changes on Leicester's Housing Register between April 24 and April 25 (please ensure this is read with the context provided in the detailed report to gain a full picture)**

Headline	Change 24-25	Detailed paragraph
Total number of households on the Housing Register	Decrease	3.1.1
Number of homeless families on the housing register	Increase	3.1.2
Number of households in most housing need (proportion of people in Band 1)	Increase	3.2.1
Number of households on the register with overcrowding as the primary factor	Decrease	3.3.1
1 & 2 bed wheelchair adapted accommodation waiting time	Decrease	3.4.9
3 bed wheelchair adapted accommodation waiting time	Increase	3.4.9
Total number of lettings	Increased	4.1.1
Number of lets to homeless households	Increase	4.2.2

2.8 At a glance headline summary of key information about Leicester's Housing Register (please ensure this is read with the context provided in the detailed report to gain a full picture)

Key Information	Detailed paragraph
Property size most in demand is 2 bed	3.4.14
Wards with most Housing Need (households in Band 1) are Castle, North Evington and Abbey Wards	3.4.16 /Appendix 3
Wards with least Housing Need (lowest proportion of households in Band 1) Knighton and Thurncourt	3.4.16 / Appendix 3
New Parks had the most lettings (185) in the last 12 months followed by Belgrave & Rushey Mead (126).	4.2.3 / Appendix 2
Demand for Council tenancies is higher than Housing Association tenancies	3.4.19
Social Housing tenants (Leicester) account for 23% of all households on the Housing Register	3.5.1

Band 1 accounted for 87% of all lets in 2024/25	4.2.1 (a)
Band 2 accounted for 10%	4.2.1 (b)
Band 3 accounted for 3%	4.2.1 (c)
Those requiring partially adapted accommodation are being rehoused at a higher rate than their representation on the housing register	3.4.11
Applicants who want to move to Troon and Rushey Mead Wards are likely to wait longer to achieve a let. *please read in conjunction with full report	3.4.17
Applicants who want to move to Spinney Hills are likely to achieve lets more quickly please read in conjunction with full report	3.4.17

2.9 At a glance summary of key workstreams being undertaken to manage demand on the Housing Register and homeless services (this is not an exhaustive list):

No	Workstream
1	EasyMove Scheme (mutual exchange)
2	45M investment in the acquisition of 248 units of temporary accommodation and 125 leased properties
3	1M investment to grow the PRS Team and deliver an additional 240 housing solutions in the private rented sector
4	Review of the allocations policy
5	Private Rented Sector Strategy in development
6	Amending nomination agreements with Social Landord's to allow more flexibility to house homeless households
7	Working with Children's Social Care to improve the housing pathway for care leavers
8	Renters Rights Bill preparation board including communication plans with existing Landlords to offer reassurance
9	A number of grant funding work streams to address pressures on homelessness and the housing register from particular groups such as Duty to Refer (DTR) and migration into the City

3. Headline data from the Housing Register

3.1. Overall number of households on the Housing Register

3.1.1. The number of households on the Housing Register is 6368 on 01/4/2025. This is a reduction of 5% compared to 6682 on 01/4/2024. This can be attributed in part to the increase in lets over the 12-month period which is explained further at 4.1.

3.1.2. Whilst the total number of households on the housing register has fallen, the number of homelessness families has risen by 122 (7%).

3.2. Banding proportions

3.2.1. Band 1 applicants account for 28% (1796) of those on the Housing register. At this time last year Band 1 applicants accounted for 23% of the Housing register. This is therefore an increase of 5% of those in Band 1 and means in real terms there are 226 more people in Band1 now than at this time last year.

3.2.2. Band 2 applicants account for 31% (2000) of all households on the Housing Register. At this time last year Band 2 applicants accounted for 32% of the Housing register. This is therefore a decrease of 1% of those in Band 2 and means in real terms there are 126 fewer people in Band 2 now than at this time last year.

3.2.3. Band 3 applicants account for 40% (2572) of all households on the Housing Register. This remains unchanged from this time last year.

3.3. Primary reasons for joining the Register

3.3.1. Overcrowding remains the biggest reason for joining the Housing Register and currently accounts for 54% (3451) of the register. This is an overall reduction of 4% (425) compared to 01/4/2024. We have seen consistent reductions in the numbers on the register with an overcrowded priority in the last 18 months. This can be attributed in part to the EasyMove Scheme. Further details of this are detailed below at 3.3.4.

3.3.2. There are three levels of banding priorities for overcrowding. This allows for overcrowding needs on the Housing Register to be better separated dependent on level of need, which in turn allows for those in the most critical housing need to be elevated and prioritised appropriately.

3.3.3. The following information summarises the differences between priorities:

- <u>Band 1 Overcrowding</u> priority is awarded to those whose overcrowding meets the most critical need – either meeting the statutory overcrowding definition within the Housing Act 1988, or otherwise exceeding the property's maximum occupancy levels. The number of statutory overcrowded/critically overcrowded households has reduced by 6% since 1/4/2024 from 245 to 231.

- <u>Band 2 Overcrowding</u> priority is awarded to those whose overcrowding falls short of Band 1 criteria but is acknowledged within LCC's Allocations Policy as severe – those lacking 2 bedrooms or more, or families living in 1-bed flats. The number of households with this priority has reduced by 5% in the last 12 months from 809 to 771.

- <u>Band 3 Overcrowding</u> priority is awarded to those whose overcrowding is not severe but is acknowledged within LCC's Allocations Policy as causing potential households' difficulties – those lacking just one bedroom. The number of households with this priority has reduced by 13% in the last 12 months from 2822 to 2449.

3.3.4. The EasyMove scheme was introduced May 2023 as a pilot to ease overcrowding for social housing tenants. The aim of the scheme is to find housing solutions for social tenants by facilitating a mutual exchange between an overcrowded and an under occupying household. This creates an alternative route to suitable accommodation for tenants whilst reducing the cost of void properties and making best use of our stock.

3.3.5. In its first year, the project successfully managed 9 mutual exchanges, moving 18 Social Housing tenants into housing more suitable for their needs. This means that solutions were found for 9 overcrowded households outside of the Housing Register with a saving of over £63,000 in avoided costs associated with LCC void properties.

3.3.6. The scheme target of 10 mutual exchanges for 2024/25 has been exceeded with 18 successful exchanges ensuring 36 households are now living in more suitably sized accommodation and overcrowding was resolved for 18 households whilst a further 18 were able to downsize ensuring more affordable accommodation and best use of housing stock. This has resulted in an estimated overall saving of £166,000 in avoided costs associated with LCC void properties for 2024/25.

3.3.7. In addition to the support provided for tenants in overcrowded conditions to exchange their tenancy with those who are under-occupying their home, support and advice is given to assist them to find suitable accommodation via alternative routes such as through the Housing Register or in the Private Rented Sector.

3.3.8. In most circumstances people who are supported into the Private Rented Sector under Silver, Gold or Platinum schemes, retain their banding on the Housing Register to enable move on into a long term affordable and suitable housing solution.

3.3.9. People who are homeless or threatened with homelessness accounts for 28% (1808) of all households on the Housing Register. This is an increase of 3% (122) compared to 01/4/2024. It should be noted that not all homeless households are awarded Band 1 priority and the banding award is determined by the stage of their homeless application (Prevention, Relief, Main Duty).

3.3.10. More detailed information on reasons for joining the housing register can be found at **APPENDIX 1**.

3.4. Housing demand vs. Housing Need

3.4.1. Housing demand and housing need are different.

3.4.2. Housing need is driven by population growth and various socioeconomic factors and is measured by the Local Authority in terms of circumstances. These circumstances are then assessed, and priority is awarded on the housing register depending on the level of housing need.

3.4.3. Housing demand includes housing need as a driver, but other drivers exist. Housing demand is also driven by preference, for example households wanting to live in a certain area of the city. This can subsequently drive-up waiting times in that particular area. Preference is a key element of Leicester City Council's Housing Register, as we operate a choice-based lettings scheme, allowing applicants to bid on properties as they wish (except for those priorities that require auto-bidding due to urgency).

3.4.4. **In Leicester, information indicates the following**:

3.4.5 <u>Type of accommodation (i.e., house, bungalow, flat, maisonette)</u>

3.4.6 Need for all types of accommodation is high and significantly outstrips supply.

3.4.7 When looking at family-sized housing, houses have higher demand than maisonettes and flats, leading to lower average waiting times for the latter.

3.4.8 <u>Adapted accommodation.</u>

3.4.9 Need for fully wheelchair adapted accommodation outstrips supply. Waiting times for this type of accommodation have reduced for 1 and 2 bedroom accommodation and increased for 3 bedroom accommodation in the last 12 months (see 3.5). There is still a slight disparity between the number of Fully Wheelchair Accessible need applicants on the register achieving lets compared to their representation on the register.

3.4.10 Work being undertaken to source more fully wheelchair accessible accommodation has resulted in a further increase in lets in these over the last 12 months.

3.4.11 Applicants who require partially adapted accommodation are still achieving lets at a higher rate than their representation on the register.

3.4.12 Work is ongoing to analyse this and determine how we can continue to increase supply and we are:

a. Aiming to secure suitable adapted or adaptable accommodation through the acquisitions process.
b. Seeking to adapt suitable void properties for Fully Wheelchair Accessible households if viable.
c. Working closely with Housing Occupational Therapist's to ensure a person-centred approach to all adapted needs applicants; considering the best way to resolve their housing need in the short term whilst planning for future needs. This may mean lowering the level of adaptations needed for some without reducing their priority on the register in recognition of a higher adapted requirement in the long term.
d. The disparity will be reviewed twice a year and inform the adapted strategy in relation to ongoing work to ensure adapted accommodation is available at, at least a proportionate rate to General Needs Accommodation and waiting times are comparable for all category needs.

3.4.13 <u>Size of accommodation</u>

3.4.14 The highest size-need is for 2-bedroom accommodation which accounts for 33% of total need.

3.4.15 <u>Area of accommodation</u>

3.4.16 Housing need in all areas of the city is high, but needs are highest Castle and North Evington and Abbey Wards where the highest proportion of people on the housing register are awarded the highest Band 1 priority. Lowest need is in Knighton and Thurncourt, with the lowest proportion of people on the housing register awarded Band 1. Generally, housing need is highest in the Centre and West of the City and lowest in the East and South of the City. A detailed breakdown is in **APPENDIX 3**.

3.4.17 Supply is somewhat disparate in relation to Lets, with high demand Wards Castle and North Evington, where more Band 1 applicants live seeing fewer Lets. However, Abbey Ward has seen higher Lets this year due to New Build schemes in the area.

Additionally, Western, Braunstone Park & Rowley Fields and Saffron Wards have seen higher lets and are moderately high demand areas. With the exception of Evington and Thurncourt, lets in the east of the city are much lower, with the lowest being seen in Knighton. Supply in various areas can be affected by a number of factors but is primarily driven by the level of Council stock in the area, and the frequency with which tenants leave accommodation. A detailed breakdown is in **APPENDIX 4**.

3.4.18 Landlord preference

3.4.19 Demand for Council tenancies is higher than Housing Association tenancies, which are also available through the Housing Register. This leads to marginally lower average waiting times for the latter.

3.5. Other observations

3.5.1. Social Housing tenants (Leicester) account for 23% of all households on the Housing Register.

4. Lettings Headline data

4.1. Overall number of lettings

4.1.1. The number of lettings in the last 12 months has increased by 13% from 1092 for the corresponding period last year to 1237. This can be attributed in part to the continued New Build schemes undertaken by our Housing Association partners and an increase in HomeCome Lease homes being brought online with an increased rental income offer to private landlords. However, the majority of additional housing solutions are within Leicester City Council's own stock secured through the Acquisition programme which has resulted in a total of 97 lets in the 12 month period.

4.1.2. To combat the rise in demand;

a) Leicester City Council has an ambitious acquisitions programme and continues to work towards securing funding to purchase and let more Social Housing across the City. An investment of 45 Million has already been made and is delivering 248 units of temporary accommodation and 125 leased properties.

b) Leicester City Council also has a strong private rented sector access scheme. There were 287 lettings to private landlords via the Private Rented Sector Team. Whilst market rents continue to rise in the private rent sector and the sourcing of new private rented accommodation continues to be challenging in the current market, the additional resources made available to the Private Rented Sector Team enabled a 24% increase in lettings from the corresponding period last year. With additional investment for the Team in 2025/26 to increase the establishment of staff and improve the offer to Landlords by offering more competitive rent payments, the Team is set to improve performance further in the coming year. Performance will be monitored and reported throughout the year.

c) The EasyMove project officer works with overcrowded and under occupying social housing tenants to achieve moves into suitable accommodation outside of the Housing Register.

4.2. Which applicants are achieving the lettings?

4.2.1. Of all lettings between 1/4/24 and 31/3/25;

a) Band 1 accounted for 87% of all lets in 2024/25.

b) Band 2 accounted for 10% of all lets, although there were only 6 family-sized lets to Band 2 families seeking general needs accommodation in the period.

c) Band 3 accounted for 3% of all lets but it should be noted that these were mainly allocations of Sheltered Housing, adapted housing or age designated accommodation, which is under less demand or priority is given to older applicants. Band 3 applicants have the lowest assessed housing need and will generally not have success on the Housing Register for general needs housing. They are advised to seek other housing options.

4.2.2. 801 (65%) of all lettings were for households who became homeless or were at threat of homelessness. This has increased from 576 (53%) of lettings for the previous year and reflects the support given to homeless households to secure settled accommodation through the housing register and reduce stays temporary accommodation.

4.2.3. New Parks had the most lettings (185) in the last 12 months followed by Belgrave & Rushey Mead (126). This is largely driven by the locations in which Leicester City Council is actively acquiring accommodation and New Build programmes.

4.2.4. More detailed information on lettings can be found at **APPENDIX 2**.

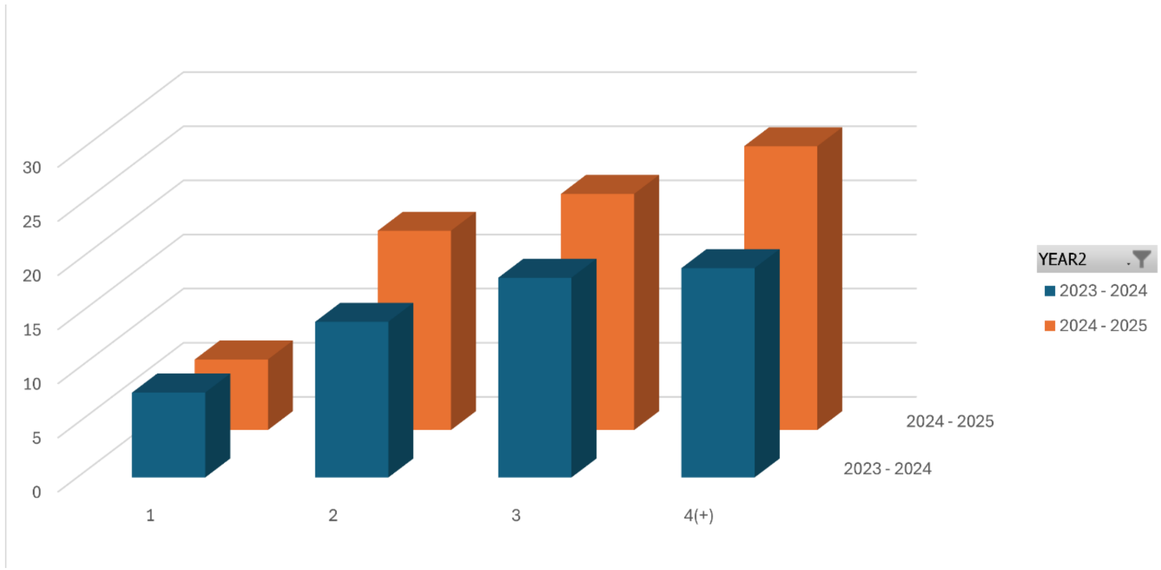
4.3. Time taken to achieve an offer of accommodation

4.4. Please note the charts below indicate the average time, in months, to achieve an offer during the period. The amount of time spent on the register, and waiting times, is highly dependent on the applicant's level of bidding activity and choices. As such, waiting times could be significantly above average if an applicant is demonstrating lower bidding activity and/or activity that is focused on particular areas of the city, or particular property types.

4.5. Waiting times for 'General Needs' properties

4.5.1. <u>Band 1 applicants:</u> For properties that were not directly allocated, the current average waiting times for Band 1 applicants seeking general needs accommodation between 1/4/24 and 31/3/25 compared to 1/4/23 and 31/3/24 are shown in Fig1, below (shown in months):

<u>Fig1 average. waiting times for B1 applicants seeking general needs accommodation 23/24 compared to 24/25:</u>

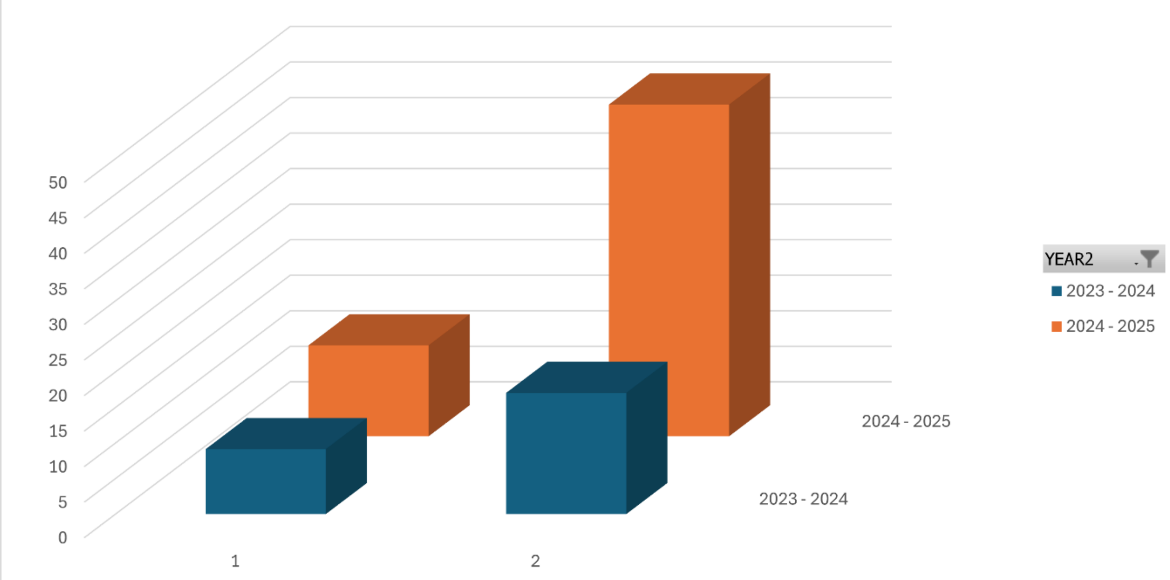


4.5.2. Average waiting times for 2 and 3 bedroom accommodation has increased by 4 months meaning that families needing this type of accommodation are waiting for approximately 18 months for 2 bedroom accommodation and 22 months for 3 bedroom whilst the average waiting time for 4 or more bedrooms has increased from 19 to 25 months.

4.5.3. There has been a decrease of around 2 months for 1 bedroom accommodation. It is likely that the decrease in waiting times is due in part to the acquisition of 1 bedroom accommodation which was let to Homeless households leaving temporary accommodation and allowed more 1 bedroom accommodation to be advertised and let through Leicester HomeChoice.

4.5.4. Band 2 applicants: For general needs properties that were not directly allocated, the current average waiting times for Band 2 applicants between 1/4/24 and 31/3/25 compared to 1/4/23 and 31/3/24 are shown in Fig2:

Fig2 average waiting times for B2 applicants seeking general needs accommodation 23/24 compared to 24/25:

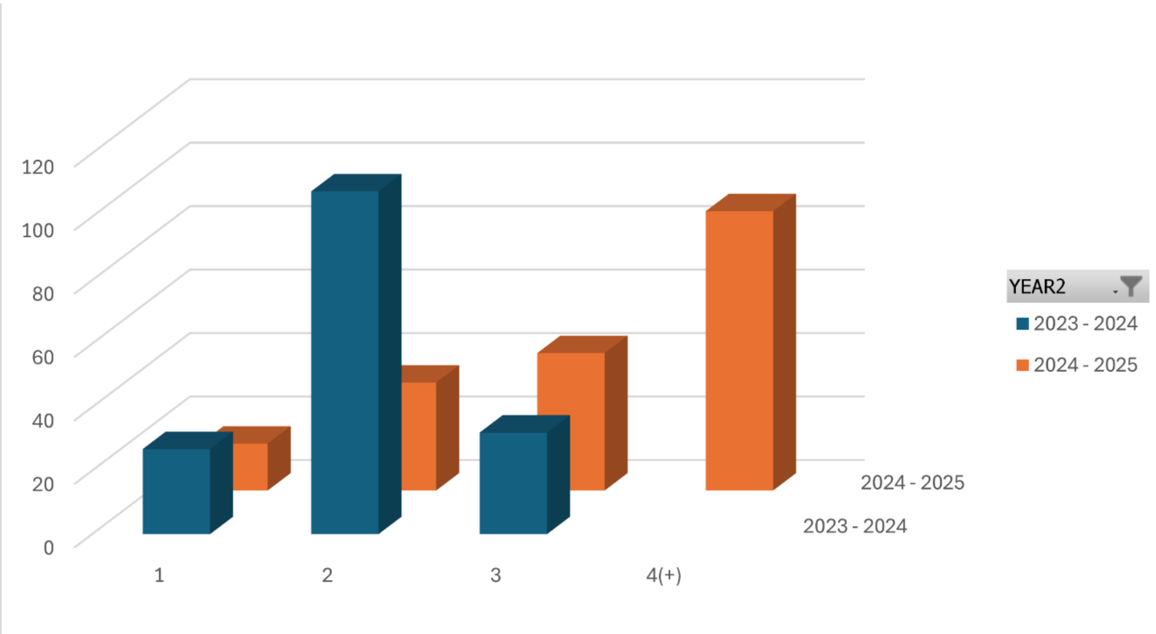


4.5.5. Average waiting times have increased by 4 months for all 1-bedroom accommodation and there have been 5 lets of family sized accommodation to a Band 2 household where the property was not directly allocated resulting in waiting times more than doubling. This is because applicants have been waiting in Band 2 for a long time due to the lack of lets of family accommodation in this Band and can be attributed to the increased demand within homelessness.

4.6. Waiting times for Wheelchair Accessible Accommodation[1]

4.6.1. For wheelchair accessible properties that were not directly allocated, the current average waiting times for households between 1/4/24 and 31/3/25 compared to 1/4/23 and 31/3/24 are shown in Fig3:

<u>Fig 3 average waiting times for wheelchair accessible accommodation 23/24 compared to 24/25:</u>



4.6.2. Average waiting times have decreased slightly for households waiting for 1 bedroom, fully wheelchair accessible accommodation and increased for 3-bedroom accommodation.

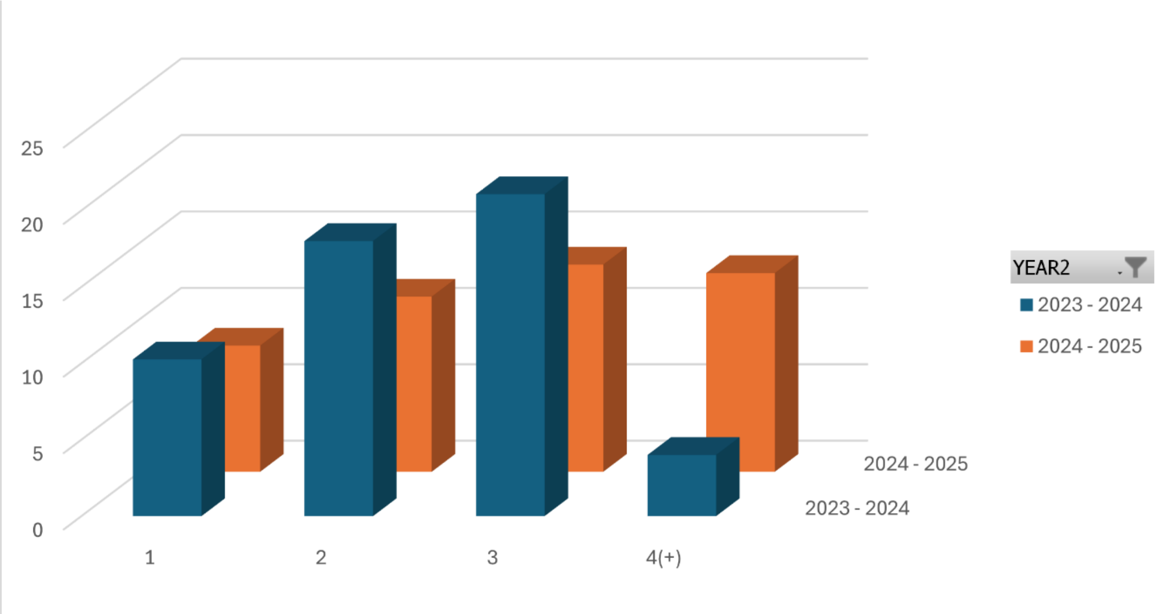
4.6.3. There has a been a significant reduction in waiting times for 2-bedroom accommodation and this is because a let was made to a household in 2023/24 who had been waiting for several years for their offer of accommodation. This inflated the waiting time for last year.

4.6.4. You can also see there has been a let of a 4-bedroom, fully wheelchair accessible accommodation made through the register this year when there were none made last year. There have been an additional 7 lettings to households in this category compared to 2023/24.

4.7. Other Adapted Accommodation[2]

4.7.1. For other forms of adapted accommodation, the current average waiting times for households between 1/4/24 and 31/3/25 compared to 1/4/23 and 31/3/24 are shown in Fig4:

Fig 4 average. waiting times for adapted accommodation 23/24 compared to 24/25:

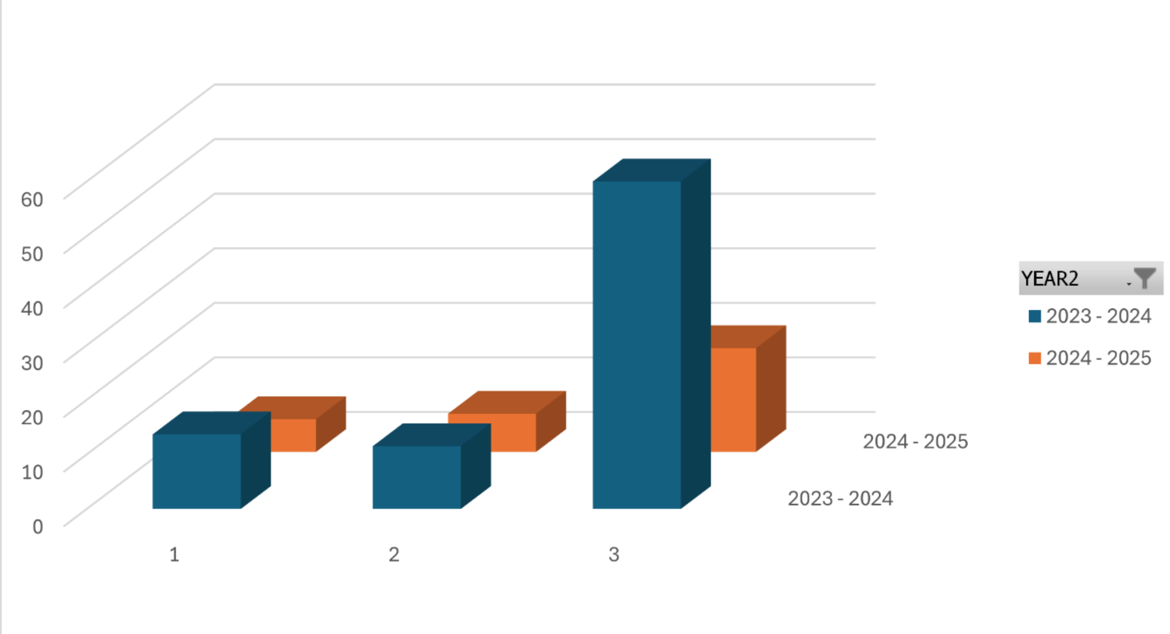


4.7.2. Average waiting times have reduced for households requiring 1, 2 and 3 bedroom partially adapted accommodation, and increased for those requiring 4 bedroom+. The latter includes a let to a 7 bedroom, partially adapted home which accounts for the increase in waiting times here as this size of accommodation is exceptionally rare so households wait significantly longer to be rehoused.

4.8. Ground Floor Accommodation[3]

4.8.1. For ground-floor-specific accommodation, the average waiting times for households between 1/4/24 and 31/3/25 compared to 1/4/23 and 31/3/24 are shown in Fig5:

Fig 5 average waiting times for ground-floor- specific accommodation 23/24 compared to 24/25:



4.8.2. Compared to the same period for 2023/24 we can see that waiting times have decreased slightly for those in Band 1 requiring 1 and 2 bedroom ground floor accommodation and significantly for those requiring 3 bedroom accommodation. There are only 29 households registered who require ground floor accommodation so lets can significantly impact on waiting times, particularly for larger family homes.

4.8.3. If we look at the rate households in Bands 1 & 2 were rehoused in between 1/4/24 and 31/3/25 compared to their representation on the register as at 1/4/2025, General Needs households are being rehoused at a slightly lower rate than their representation on the register although the disparity has reduced since 2023/24 by 1%.

4.8.4. Those requiring partially adapted accommodation are being rehoused at a higher rate than their representation although, the disparity has reduced by 1% since 2023/24. Whilst the negative disparity between representation on the register and lets to those requiring fully wheelchair accessible remains at 1%, the number of lets have continued to increase and the waiting times for this cohort have reduced overall.

4.8.5. The disparity in lets for Fully Wheelchair Accessible accommodation is reducing slowly but is not obvious since it is only 1%. This shows the positive impact of the work being undertaken to increase our adapted stock and improve equality of access to accommodation.

Adapted Category	Number on register	% of total register 2024/25	% of total register 2023/24

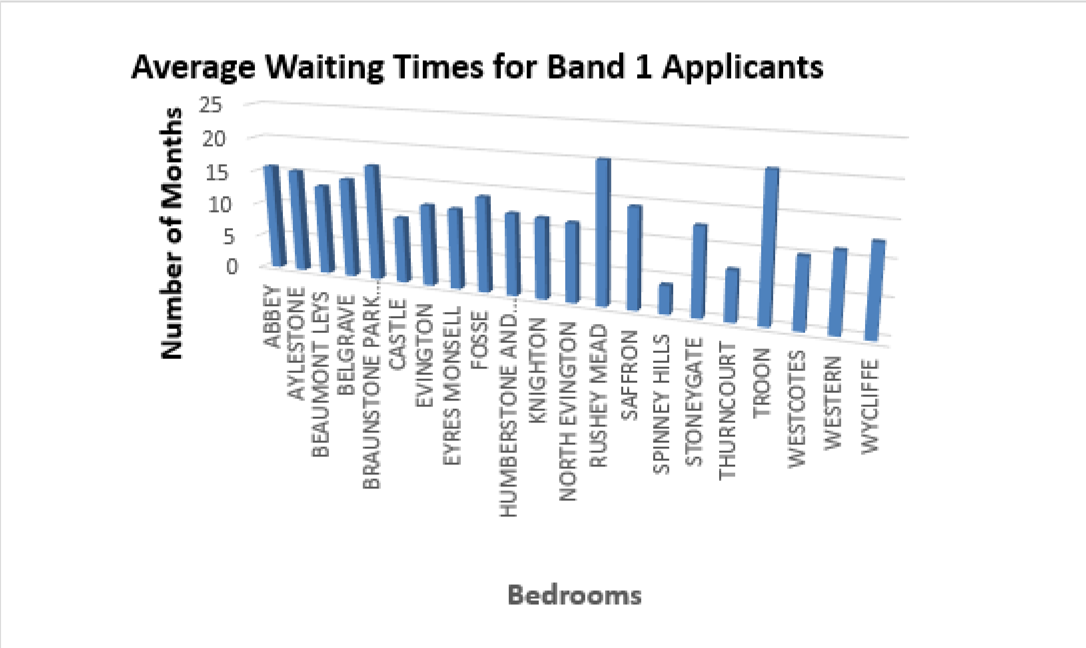
[1] Known as Cat A accommodation, and defined as being fully adapted for wheelchair users, which would include widened doorways.
[2] Known as Cat B accommodation, and defined as being significantly adapted, for example the need for a through-floor lift and level-access shower in situ.
3 Known as Cat G accommodation and defined as being a property all on the ground floor or having facilities that would make it suitable for someone unable to use stairs.

General Needs	3315	87%	89%
Ground Floor	28	1%	1%
Partially Adapted	334	9%	7%
Fully Wheelchair	119	3%	3%

Adapted Category	Number of lets	% of total lets 2024/25	% of total lets 2023/24
General Needs	1036	84%	83%
Ground Floor	13	1%	1%
Partially Adapted	158	13%	14%
Fully Wheelchair	30	2%	2%

4.9. Waiting Times by Ward

4.9.1. The chart below shows the average waiting times for applicants with the highest priority Band 1 need on the register. This indicates the length of time applicants were on the housing register waiting for accommodation in the ward they moved into.



4.9.2. This shows that applicants who want to move to Troon and Rushey Mead Wards are likely to wait longer to achieve a let with average waiting times across all property types being around 20 months. Average waiting times are lowest in Spinney Hills at 4 months and Thurncourt at 7 months.

4.9.3. This might be explained in part by the demand and availability of properties in the Wards. For Troon and Rushey Mead, whilst demand is relatively low, so too is the availability of accommodation. This means that applicants will have to wait longer for a property to become available if they want to move to or remain in those Wards. In contrast, Thurncourt has a lower demand for housing for current residents but there are more lets in the area which means waiting times are lower. Spinney Hills does not follow this pattern as it is a low demand Ward and had the fewest properties available for let. The lower waiting times for this Ward are due to most of the properties that were let being age restricted. This means that priority is given to older applicants on the register who may not have been waiting as long as other, younger applicants.

4.10. Housing Associations

4.10.1. Lettings to Housing Associations and HomeCome accounts for 269 (23%) of all lettings in the last 12 months. This is an increase of 1% and equates to 17 additional lets compared to the corresponding period last year.

4.10.2. Midland Heart was the largest provider with 92 (34%) of the lets with PA Housing the next highest provider with 53 lettings (20%).

4.10.3. Leicester Home Choice (our choice-based lettings scheme) are provided with 50% of all available Housing Association properties for letting through the scheme and this is proactively monitored by the Housing Solutions Team.

4.11. Direct Allocations

4.11.1. Leicester City Council's Housing Allocations Policy allows for direct allocations of housing to be made to applicants whose circumstances merit priority rehousing on the basis of managing risk, emergencies, and best use of stock.

4.11.2. The number of direct lettings accounts for 40% (499) of all lettings for the 12-month period. This has increased from 32% and equates to 151 additional direct lettings compared to the corresponding period last year. This is mainly attributed to the ongoing work to the increase acquisitions and the purchase of the Zip and Citygate buildings which have all been directly allocated to homeless approved households in temporary accommodation.

4.11.3. Direct lets to homeless households account for 84% of the total number of direct lets. This has increased from 76% compared to the corresponding period last year.

5. Financial, legal, equalities, climate emergency and other implications

5.1. Financial implications

This is an update report with no direct financial implications. However, the report outlines that are no major new financial commitments, but the EasyMove scheme has helped avoid an estimated £166,000 in costs by reducing voids and making better use of existing homes. The Council continues to invest in acquiring new properties and improving access to the private rented sector, with some extra funding in 2025/26 to boost landlord incentives and team capacity.

Signed: Jade Draper, Principal Accountant

Dated: 13/06/2025

5.2. Legal implications

The Council has a statutory duty to allocate housing accommodation in accordance with a scheme that ensures certain categories of applicants are given reasonable preference. This duty, outlined in the Housing Act 1996, also includes providing advice, information, and assistance to those applying for housing. The scheme must specify procedures for allocation, must be made public and it must have an allocation scheme that determines priorities and procedures for allocating housing.

The scheme must ensure that certain categories of applicants are given reasonable preference, such as those needing to move to avoid hardship or due to urgent housing needs like life-threatening illness or severe overcrowding.

Local authorities must provide free advice and information about the right to apply for housing and assistance to those who may need help with the application process. They must publish a summary of their allocation scheme and provide copies to anyone who requests it.
The scheme must include a right to review decisions on qualification and be informed of the review decision and grounds.

Signed: Zoe Iliffe, Principal Lawyer (Property Highways & Planning)

Dated: 12/6/25

5.3. Equalities implications

Our Public Sector Equality Duty (PSED), requires us to eliminate unlawful discrimination, victimisation, harassment and any other conduct prohibited by the Equality Act 2010, advance equality of opportunity between those who share a protected characteristic and those who do not and foster good relations between those who share a protected characteristic and those who do not.

Protected characteristics under the Equality Act 2010 are sex, sexual orientation, gender reassignment, disability, race, religion and belief, marriage and civil partnership, pregnancy and maternity, age.

The report provides an update to Members on data relating to the council's Housing Register and Lettings. The council's housing register must operate within the framework of the Equality Act 2010 and the Public Sector Equality Duty (PSED). This means ensuring fairness, transparency, and non-discrimination for all applicants, particularly those with protected characteristics. It is important to ensure that the service is delivered in a fair and transparent way to applicants who are eligible and who qualify to join the housing register. The collection of data of applicants on the housing register helps to identify potential issues

Signed: Equalities Officer, Surinder Singh, Ext 37 4148

Dated: 12 June 2025

1.1. Climate Emergency implications

Whilst there are no direct implications from this report, housing is one of the largest sources of carbon emissions in Leicester, responsible for 33% of emissions. Following the city council's declaration of a Climate Emergency and its aim to achieve net zero carbon emissions, addressing the emissions from housing is vital to the council's efforts to reduce carbon emissions. This is particularly important within the council's own housing stock, including new purchases, where it has a greater level of control.

Carbon emission control measures relating to acquisitions and increased housing stock are covered separately in reports on these areas as and when they come forward.

Signed: Phil Ball, Sustainability Officer, Ext: 372246

Dated: 12 June 2025

6. Summary of appendices:

6.1. Appendix 1 - Households on the Register by Band & Priority and as at 01/4/2025
6.2. Appendix 2 - Lettings by Priority for the 12-month period 01/4/2024 – 31/03/2025
6.3. Appendix 3 – Households on the Housing Register by Ward (as at 01/4/2025)
6.4. Appendix 4 – Housing register lets by Ward (01/4/2024 – 31/03/2025)
6.5. Appendix 5 – Management Dashboard
6.6. Appendix 6 - Customer Information Dashboard

7. Is this a private report? No

8. Is this a "key decision"? If so, why? No – update only.

APPENDIX 1

Households on the Register by Band & Priority and as at 01/4/2025

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total
BAND 1	360	701	483	191	51	10	1796
Harassment	14	13	11	2	1	-	41
Management Case	22	29	10	3	1	-	65
Medical	64	70	51	37	8	-	230
Priority Under-occupation	42	5	1	-	-	-	48
Referred Case	-	8	7	5	2	-	22
Statutory Overcrowding	-	65	90	48	20	8	231
Statutory Homeless	162	505	312	96	19	2	1096
Young Person Leaving Care	56	6	1	-	-	-	63
BAND 2	718	678	310	215	66	13	2000
Care package ASC	24	-	-	-	-	-	24
Leaving Armed Forces	-	1	-	-	-	-	1
Leaving Residential Care	9	-	-	-	-	-	9
Medical	95	111	173	76	12	1	468
Overcrowded Families in 1 Bed	-	458	88	4		-	550
Severe Overcrowding	-	9	21	126	53	12	221
Statutory Homeless	152	34	6	4	-	-	196
Temporary Accommodation	438	55	17	5	1	-	516
Under-occupation	-	10	5	-	-	-	15
BAND 3	921	714	772	160	5	-	2572
Sheltered Housing Only	72	-	-	-	-	-	72
Adult Leaving Care	1	-	-	-	-	-	1
Medical Care + Support	22	14	5	1	2	-	44
Overcrowding - Non tenant	806	522	106	16	2	-	1452
Overcrowding - Tenants	16	177	661	142	1	-	997
Workplace Move	4	1	-	1	-	-	6
Grand Total	1999	2093	1565	566	122	23	6368

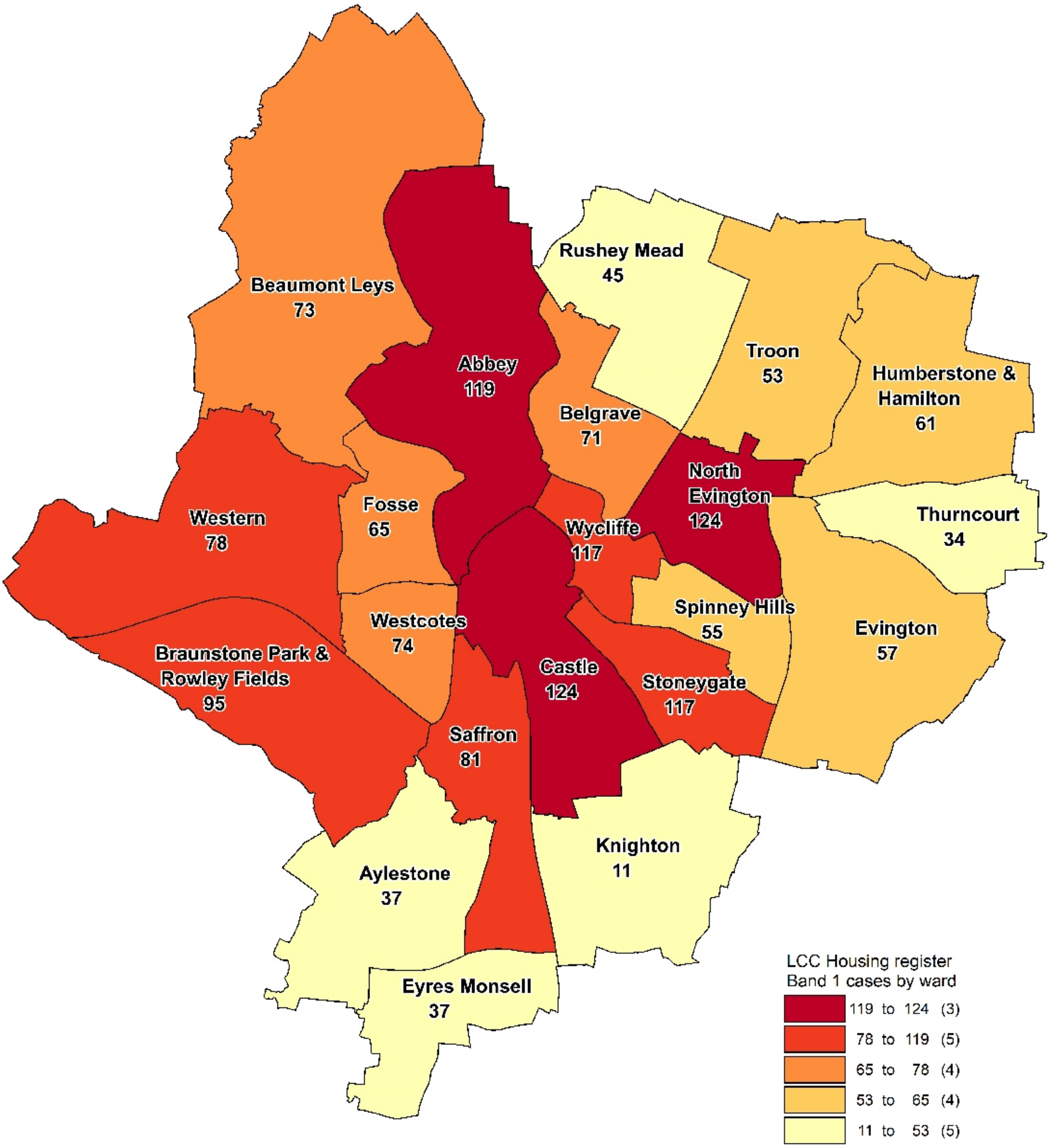
APPENDIX 2

Lettings by Priority for the 12-month period 01/04/2024 – 31/03/2025

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	Total
BAND 1	**483**	**308**	**251**	**30**	**-**	**1**	**1**	**1074**
Compulsory Homeloss	-	1	1	-	-	-	-	2
Harassment	18	17	8	1	-	-	-	44
Management Case	37	9	13	2	-	-	-	61
Medical	37	27	18	2	-	-	1	85
Priority Under-occupation	25	-	-	-	-	-	-	25
Referred Case	3	3	5	1	-	-	-	12
Statutory Overcrowding	4	42	33	4	-	-	-	83
Statutory Homeless	322	209	173	20	-	1	-	725
Young Person Leaving Care	37	-	-	-	-	-	-	37
BAND 2	**110**	**9**	**1**	**1**	**-**	**-**	**1**	**121**
Care package ASC	5	-	-	-	-	-	-	5
Leaving Residential Care	3	-	-	-	-	-	-	3
Medical	30	4	1	-	-	-	-	35
Overcrowded Families in 1 Bed	-	1	-	-	-	-	-	1
Severe Overcrowding	-	1	-	-	-	-	1	1
Statutory Homeless	17	1	-	-	-	-	-	18
Temporary Accommodation	55	2	-	1	-	-	-	58
BAND 3	**33**	**3**	**4**	**2**	**-**	**-**	**-**	**42**
Sheltered Housing Only	13	-	-	-	-	-	-	13
Medical Care + Support	1	-	-	-	-	-	-	1
Overcrowding - Non tenants	18	2	4	2	-	-	-	26
Overcrowding - Tenants	1	1	-	-	-	-	-	2
Grand Total	**626**	**320**	**256**	**33**	**-**	**1**	**1**	**1237**
	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	7 Bed	Total

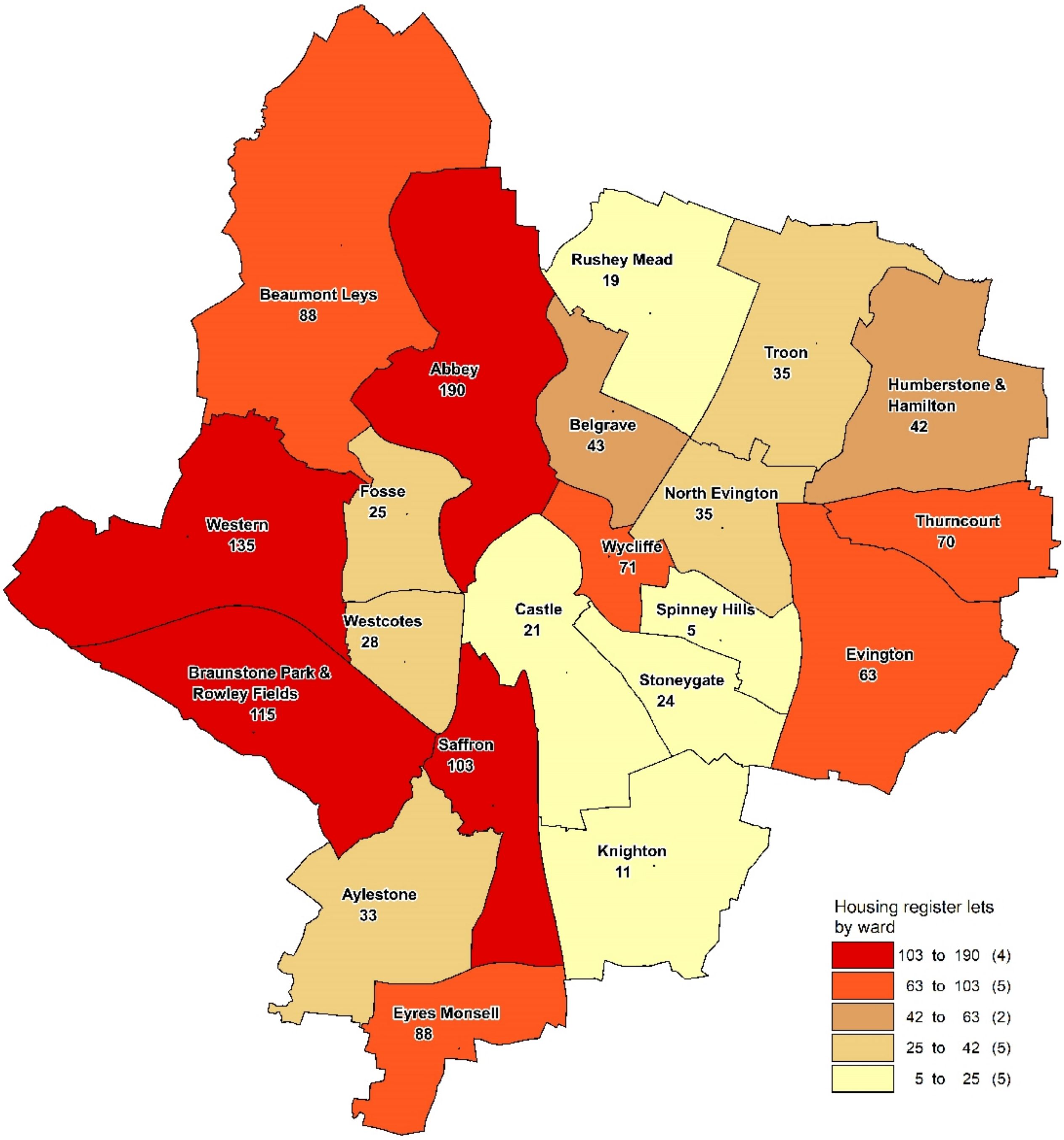
APPENDIX 3

Households on the Housing Register by Ward (As at 01/4/2025)



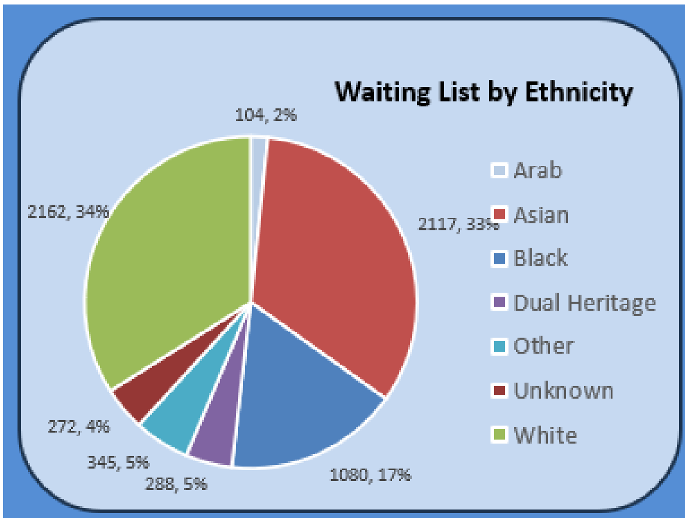
APPENDIX 4

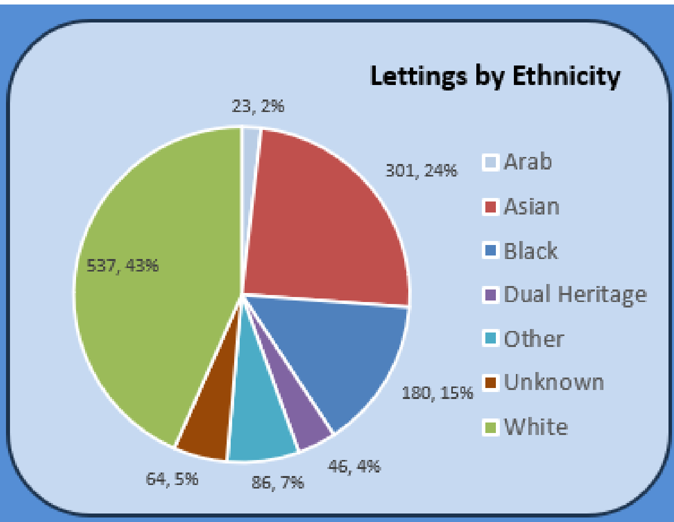
Housing Register Lets by Ward 01/4/2024 – 31/3/2025

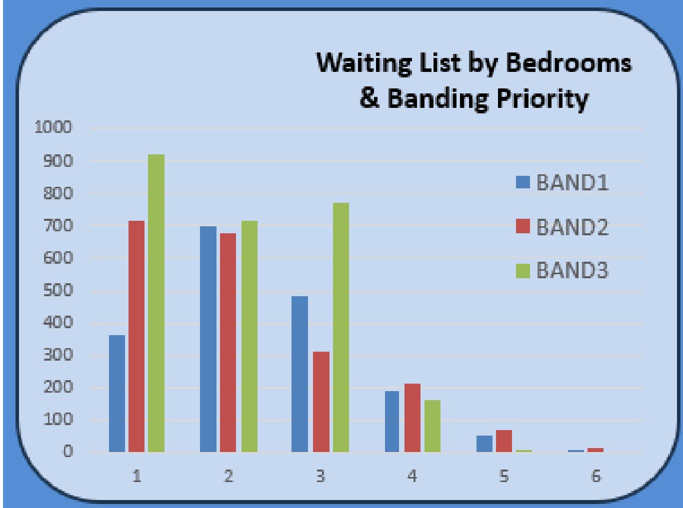


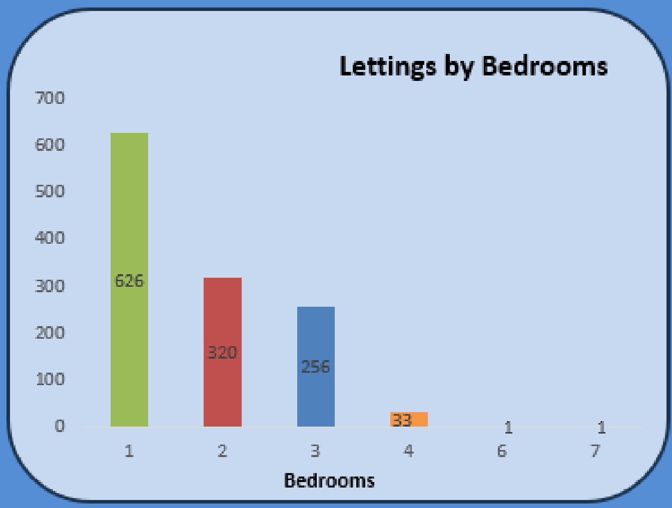
APPENDIX 5

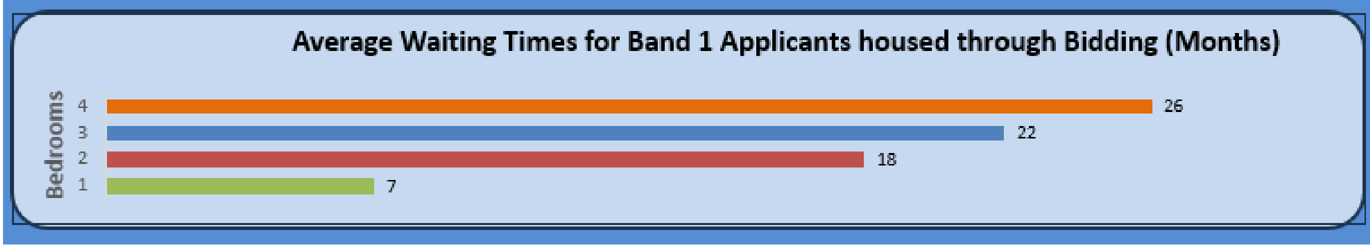
Management Dashboard











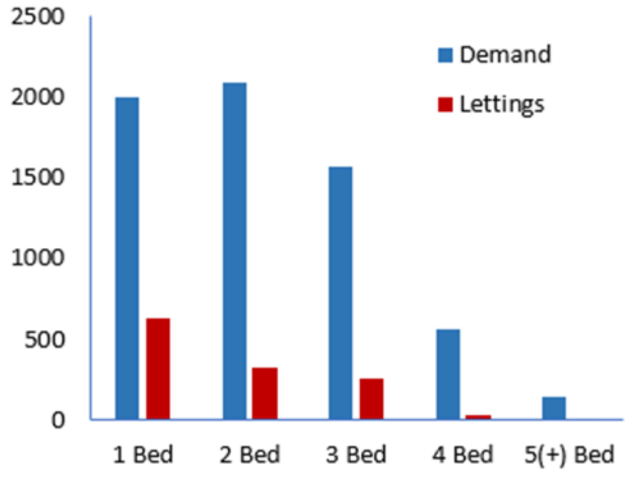
Customer Information Dashboard **APENDIX 6**

Who Gets Social Housing? (Council and Housing Association Homes)

Updated every 6 months
Last update: April 2025

Total Applicants on 1st April 2025	Total Lettings April 2024 to March 2025
6,368	**1,237**

Demand for housing v Supply



Average waiting times (months) for different property types

Figures quoted are average waiting times for individuals housed through the bidding process in the past 12 months

General Needs Homes

	1 BED	2 BED	3 BED	4 BED	5 BED
BAND 1	7	18	22	26	*
BAND 2	13	*	*	*	*
BAND 3	*	*	*	*	*

Wheelchair Accessible Homes

	1 BED	2 BED	3 BED	4 BED	5 BED
BAND 1	15	34	43	88	*
BAND 2	*	*	*	*	*
BAND 3	*	*	*	*	*

Accessible Homes with Level Access Shower

	1 BED	2 BED	3 BED	4 BED	5 BED
BAND 1	8	11	14	*	*
BAND 2	11	30	*	*	*
BAND 3	93	*	*	*	*

Ground Floor Homes

	1 BED	2 BED	3 BED	4 BED	5 BED
BAND 1	6	7	19	*	*
BAND 2	*	*	*	*	*
BAND 3	*	*	*	*	*

*No actual data available during this period. General Needs Homes excludes age designated 1 bedroom properties
For further information visit our website at www.leicester.gov.uk/housingapplications