

Appendix 1

Audit Commission Inspection of Haringey's Allocations, Lettings and Homelessness Services

HOUSING ASSOCIATION NOMINATIONS 2009/10

Background

The purpose of this briefing note is to provide details of the number of nominations received from housing associations during 2009/10 and to demonstrate that the Council has received the correct level of nominations from those housing associations that have entered into a nomination agreement.

As the new Housing Association Partnership Agreement has not long been in operation, the analysis will focus on those housing associations that were signatories to the Council's nomination agreement over the last financial year in its entirety (see table 1)

The primary source used for information on nominations (or referrals from Haringey Council) is the COntinuous REcording system (CORE)¹ which monitors allocations from social housing providers across the country. This data source is used to measure the level of subsequent allocations (allocations to existing stock).

A data comparison between the Council's Development Pipeline system and the housing Management system (OHMS) is used to determine the level of referrals received for new build properties and new acquisitions.

Nomination Agreements Background

Haringey's nomination agreement was revised in 2006 to provide a detailed agreement between Haringey's housing associations and the Council in terms of nomination quotas. The agreement was signed by 15 housing associations working in the borough.

Unless otherwise indicated (see table 1) the nomination quotas for housing associations are:

- For initial allocation of newly built or acquired schemes – 100%
- For subsequent allocations:
 - 50% of bed-sit and one bedroom true void² properties
 - 75% of two bedroom or larger true void properties

¹ CORE is administered by the Tenant Services Authority (TSA)

² See appendix I for definition of true void

Table 1: Housing Association signatories to Haringey's nominations agreement

Organisation name	Variation to nomination agreement
ASRA	
Carr-Gomm	
Christian Action	
Circle 33	
Family Mosaic	
Hsg 21	50% of all allocations
Innisfree	
L&Q	
MHT	
Newlon	
PCHA	
Peabody	
Servite Houses	
Shian	
Teachers	50% of all allocations

Nominations agreement performance 2009/10

As Haringey's nomination agreement has different quotas for different sized properties and only applies to true void properties we cannot rely on a straight forward calculation of total number of allocations versus total number of nominations given to the Council. However, a breakdown of total allocations (as measured by CORE) is included at appendix II for information.

New build properties & newly acquired stock 2009/10

According to Haringey's nomination agreement, 100% of newly built or acquired stock should be referred to the Council for a nomination. In 2009/10 100% of referrals of this type were made available for nomination by the Council (for more detail see appendix III).

As one property referred to the Council was subsequently taken back by Paddington Churches HA performance against all resulted nominations for 2009/10 stands at 98.9%.

Subsequent allocations to bed-sits and 1 bed true-void properties 2009/10

According to Haringey's nomination agreement 50% of bed-sits and 1 bedroom true-void properties should be referred to the Council for a nomination. In 2009/10 64.7% of allocations of this type were made available for nomination by the Council (see appendix IV).

Discounting housing associations not signed up to the agreement performance increases to 66.2%.

If the figures are adjusted to include non true-void properties (appendix VI) referred to the Council for nomination, performance against the 50% target increases to 84.6%.

Subsequent allocations to 2 bedroom or larger true-void properties 2009/10

According to Haringey's nomination agreement 75% of 2 bedroom or larger true-void properties should be referred to the Council for a nomination. In 2009/10 50% of allocations of this type were made available for nomination by the Council (see appendix V).

Discounting housing associations not signed up to the agreement performance remains at 50%.

If the figures are adjusted to include non true-void properties (appendix VI) referred to the Council for nomination, performance against the 75% target increases to 81.7%.

Comparison with nomination information from the Council's housing management system (OHMS)

The data analysed from the CORE returns is our best tool to determine whether the Council has received the nominations to which it is entitled, at least for subsequent allocations.

However there are a number of organisations who do not appear in the annual returns that are operational in Haringey.

In 2009/10 Haringey recorded 268³ successful nominations to housing associations compared to 198 recorded by CORE. Further work is necessary to encourage these organisations to submit data in the future.

Conclusion

Based on analysis of available data from CORE Strategic & Community Housing Services has exceeded its targets for subsequent allocations. Although S&CHS met the 100% target for housing association referrals for new properties, further work is necessary to determine why one new build referral was taken back by PCHA.

Recommended actions

- Work to ensure that all signatories to the new Housing Association Partnership Agreement submitted data to CORE
- Investigate hand back of one PCHA property at Dowsett Road

³ See Appendix VII for tabulated results

Appendices

Organisations in **RED** are signatories to Haringey's nominations agreement

APPENDIX I: DEFINITIONS

Definition of "true void" in HA stock

In calculating the proportion of "true void" properties to be made available to Haringey Council, HAs shall define a "true void" as being:

- i. Voids within new build, newly acquired or newly rehabilitated schemes
- ii. Voids created through tenant moves to other landlords where no reciprocal arrangement exists, including moves made under mobility schemes
- iii. Voids created by housing association transfers within Haringey where the transfer is to another landlord
- iv. Voids created through tenant transfers to another borough or another landlord where no reciprocal arrangement exists except when such transfers are made on the grounds of racial harassment or violence
- v. Voids created by tenants buying or renting their own property in the private sector, through the Tenants Incentive Scheme, or through making other accommodation arrangements
- vi. Voids created by the death of a tenant where there is no statutory or contractual right to succession
- vii. Voids created by eviction or abandonment of the property
- viii. Voids created by decants once works are completed

Definition of non "true void"

- i. Voids created by temporarily decanted tenants
- ii. Voids created by mutual exchanges
- iii. Voids created as a result of tenant transfers within HA own stock and within the borough of Haringey

APPENDIX II: TOTAL 2009/10 HOUSING ASSOCIATION ALLOCATIONS

Owning Organisation	HA lettings only - nominated by local housing authority	Other	Other social landlord	Tenant applied direct (no referral or nomination)	Tenant applied for internal transfer	Voluntary agency	Grand Total
AGUDAS ISRAEL HA Ltd				1			1
ARHAG HA Ltd			1				1
ASRA GREATER LONDON HA Ltd	1					1	2
CHRISTIAN ACTION (ENFIELD) HA Ltd	1						1
CIRCLE 33 HT	76	1	1	2	16		96
HABINTEG HA Ltd	1						1
HANOVER HA				1			1
HOME GROUP				1			1
LONDON AND QUADRANT HOUSING TRUST	47	20	1	2	18	2	90
METROPOLITAN HT Ltd	18	16	3		23		60
NEWLON HT	6		1		3		10
PCHA Ltd	11						11
PEABODY TRUST	6				1		7
SANCTUARY HA	18				7		25
SHIAN HA Ltd	1				1		2
SPH HA	1						1
TAMIL COMMUNITY HA					1		1
TEACHERS HA Ltd	1						1
PRESENTATION HA Ltd	3				1	1	5
LIEN VIET HA					1		1
STADIUM HA Ltd	7						7
Grand Total	198	37	7	7	72	4	325

APPENDIX III: 2009/10 REFERRALS WHERE HARINGEY SHOULD HAVE RECEIVED 100% NOMINATION RIGHTS - NEW BUILDS/NEW ACQUISITIONS [Development Pipeline & Council housing management system – OHMS]

Development/Property	RSL	Type	PC	Total	1 bed	2 bed	3 bed	4 bed	Check
Harold Newton Road	Sanctuary	New	Apr-09	6		3	1	2	✓
Penstock Path	Circle	New	May-09	7		2		5	✓
Asplins Road	L&Q	P&R	Jun-09	1			1		✓
Erskine Cres	L&Q	P&R	Jun-09	1			1		✓
Laburnam	L&Q	P&R	Jun-09	1			1		✓
Stamford	L&Q	P&R	Jun-09	1			1		✓
Perth, 122	L&Q	P&R	Jun-09	1			1		✓
Perth, 124	L&Q	P&R	Jun-09	1			1		✓
Oak Avenue, 19	L&Q	P&R	Aug-09	1			1		✓
Oak Avenue, 3	L&Q	P&R	Aug-09	1			1		✓
Bromley Road	L&Q	P&R	Oct-09	1			1		✓
Fairbanks Road, 17	L&Q	P&R	Oct-09	1			1		✓
Lynx Express	MHT	New	Jun-09	2			1	1	✓
Brabant Road, 2A	MHT	New	Jul-09	4	2	2			✓
Dowsett Road	Genesis	New	Jul-09	8	1	3	4		
Lynx Express	MHT	New	Oct-09	8	2	5	1		✓
Pulford Road	Family Mosaic	New	Oct-09	12				12	✓
Narrowboat	Sanctuary	New	Feb-10	12		2	8	2	✓
Hampden Lane, 31	L&Q	P&R	Mar-10				1		✓
Dickenson House - returnees	L&Q	New	Nov-09	17	5	3	8	1	✓
Dickenson House - noms	L&Q	New	Nov-09	6		2	3	1	✓
			TOTAL	93	10	22	37	24	

APPENDIX IV: 2009/10 ALLOCATIONS WHERE HARINGEY SHOULD HAVE RECEIVED 50% NOMINATION RIGHTS – BED-SITS AND 1 BED TRUE VOIDS [CORE data]

Owning Organisation	HA lettings only - nominated by local housing authority	Other	Other social landlord	Tenant applied direct (no referral or nomination)	Tenant applied for internal transfer	Voluntary agency	Grand Total	Percentage
ASRA GREATER LONDON HA Ltd	1						1	100.0%
CIRCLE 33 HT	21						21	100.0%
HANOVER HA				1			1	0.0%
HOME GROUP				1			1	0.0%
LONDON AND QUADRANT HOUSING	4			2	3	2	11	36.4%
METROPOLITAN HT Ltd	5	8	2		5		20	25.0%
PCHA Ltd	1						1	100.0%
PEABODY TRUST	4						4	100.0%
SANCTUARY HA	6						6	100.0%
TEACHERS HA Ltd	1						1	100.0%
PRESENTATION HA Ltd	1						1	100.0%
Grand Total	44	8	2	4	8	2	68	64.7%

APPENDIX V: 2009/10 ALLOCATIONS WHERE HARINGEY SHOULD HAVE RECEIVED 75% NOMINATION RIGHTS – 2 BEDROOM OR LARGER TRUE-VOID PROPERTIES [CORE data]

Owning Organisation	HA lettings only - nominated by local housing authority	Other	Other social landlord	Tenant applied direct (no referral or nomination)	Tenant applied for internal transfer	Grand Total	Percentage
AGUDAS ISRAEL HA Ltd				1		1	0.0%
CHRISTIAN ACTION (ENFIELD) HA Ltd	1					1	100.0%
CIRCLE 33 HT	7			1	8	16	43.8%
LONDON AND QUADRANT HOUSING TRUST	11		1		5	17	64.7%
METROPOLITAN HT Ltd	2	1			4	7	28.6%
NEWLON HT	3				3	6	50.0%
PCHA Ltd	1					1	100.0%
PEABODY TRUST	2				1	3	66.7%
SANCTUARY HA	4				6	10	40.0%
PRESENTATION HA Ltd	1				1	2	50.0%
Grand Total	32	1	1	2	28	64	50.0%

APPENDIX VI: 2009/10 ALLOCATIONS RESULTING FROM A COUNCIL NOMINATION TO NON TRUE-VOID PROPERTIES [CORE data]

Owning Organisation	1 Beds	2 Beds+
CIRCLE 33 HT	2	2
LONDON AND QUADRANT HOUSING	5	12
METROPOLITAN HT Ltd	4	2
SANCTUARY HA	1	1
NEWLON HT		1
SHIAN		1
PRESENTATION HA		1
HABINTEG HA	1	
Grand Total	13	20

APPENDIX VII: 2009/10 NOMINATIONS TO HOUSING ASSOCIATIONS [Council housing management system – OHMS]

Owning Organisation	0	1	2	3	4	6	(blank)	Grand Total
Aldwyck Housing Association LTD		1						1
Apna Ghar Housing Association		1	3					4
Arhag Housing Association			2					2
Christian Action Housing Association		2	1					3
Church Action Housing Limited		1						1
Circle 33 Housing Trust		40	33	2			4	79
Family Housing Association		3	3	3	9			18
Habinteg Housing Association		1		1				2
Housing Associations		1						1
Karin Housing Association		1	4	1				6
Kush Housing Association			1					1
London & Quadrant Housing Trust		10	18	19	1	1	2	51
Metropolitan Housing Trust	2	5	6	1	1		1	16
Newlon Housing Trust			5		1			6
PCHA Housing Association		2	8	4				14
Peabody Housing Trust	1	2	2	1				6
Pelham Court Housing Cooperation		1			1			2
Presentation Housing Association		1	2					3
Private Sector Lettings Scheme			1	1				2
Sanctuary Housing Association	1	11	8	1	2			23
Shian Housing Association			2	8	2			12
SPH Housing			8					8
Stadium Housing Association			1	3	2			6
Teachers Housing Association							1	1
Grand Total	4	83	108	45	19	1	8	268