

Predicting the supply of social rented homes in Enfield every year

Every year we estimate how many and the size of homes that might become available for the letting to applicants on Enfield's Housing Register by:

- Taking as a guide the number and size of lettings in the previous year
- Taking account of any new homes that will be built and completed in the coming year from our Development Programme involving Housing Associations
- Reviewing the number of homes that are undergoing major repairs and likely to have the repairs completed during the coming year
- Reviewing how many homes are likely to become vacant in the year and how many of these will not become available for letting in the coming year because they need major repairs or might be demolished as part of a regeneration scheme.
- Reviewing the number of social rented homes that might be bought through right to buy sales that will not become available for letting.

We use these predictions to monitor lettings throughout the year to see that the three main types of housing applicant (homeless, transfers and others) access an appropriate share of available social rented homes.