

Enfield Council Housing Allocations

Annual Report 2025/26



How social housing lettings were made

Contents

Introduction	3
Who this report is for	3
Who gets council housing?	4
How are homes allocated?	4
Housing Options Panel (HOP)	4
Demand and the housing register	4
How many homes were let in 2025/26?	5
Size of properties let	6
Fixed term tenancies	6
Who got housed in 2025/26?	7
Wheelchair-adapted homes	8
Fair housing allocations	8
Data quality	8
Equalities overview	9
Equalities monitoring	10
Improvements for 2026/27	13

Introduction

This report explains how Enfield Council allocated social housing during 2025/26 including lettings to Registered Provider (housing associations) homes made through the Housing Allocations Scheme. The report covers 1 April 2025 to 31 March 2026 and where comparable information is available, it also shows 2024/25 figures so readers can see what changed.

Who this report is for

This report is written for residents, housing applicants, councillors, partner landlords and anyone who wants to understand how social housing lettings are managed in Enfield. It is intended to support transparency by making the process clear and explaining the outcomes and the limits of available housing.

The report sets out:

- How many homes became available,
- Who was housed,
- How offers were made, and
- How the Council checks that decisions are fair.



Who gets council housing?

Applicants are required to show that they have lived in Enfield for five years before they can join the Housing Needs Register. The Housing Allocations Scheme, which was amended in 2025 and can be read in full on the Enfield Council website at [Enfield Housing Allocation Scheme](#) then sets out who can join the Housing Register, how priority is assessed and how homes are offered. Enfield updated the Scheme in 2025 following consultation, with a focus on making best use of limited housing supply while meeting legal duties and agreed local priorities. Full details regarding this are in the Housing Allocations Scheme available on the Enfield web site.

Other than existing council tenants, applying for a council home is through the Housing Needs Register (HNR) which is an indicator of housing demand. Over the year the Housing Register increased from 7,389 households to 7,910 households.

How are homes allocated?

Applicants on the HNR then use Choice Based Lettings to bid for properties based on the number of points they have. Points are based on the personal circumstances of the applicant and their family. Alternatively, homes are allocated by direct offer for groups like management transfers, regeneration and decant moves, and other agreed circumstances. The Allocations Scheme sets out a target threshold of up to 50% direct offers.

Housing Options Panel (HOP)

Transfer requests from existing Council tenants are considered through the Housing Options Panel (HOP). The Panel provides a consistent decision-making route for cases where a tenant is seeking to move because their current home may no longer be suitable. HOP considers the information provided and decides whether the tenant should be assessed for housing priority, including overcrowding or medical need.

Where the Panel agrees that a management transfer is appropriate, the tenant is awarded management transfer priority. Management transfers are not allocated through Choice Based Lettings; they are made as direct offers so that urgent or exceptional housing circumstances can be managed in a controlled and timely way.

Demand and the housing register

The Housing Register reflects both housing need and the limited ability of social housing to meet that need. This section summarises the size and profile of the register, how it changed during the year, and the key pressure points (for example, family sized accommodation, accessible homes, and the interaction with homelessness and temporary accommodation demand). It should also describe how qualification rules (including the local connection requirement) are applied and monitored.

Housing Register headline movement

Measure	2025/26	2024/25
Register size (start of year)	7389	7153
New applications received	2980	3336
Applications closed/removed as Adequately housed, no local connection, no contact	1606	1645
Register size (end of year)	7910	7389

Bedroom need on the register (year end)

Bedroom need	1bed	2bed	3bed	4+ bed
Number of applicants	1604	2766	2809	731

Lettings by route			
Route	Number	% of all lettings	Within agreed threshold?
Choice Based Lettings (CBL)	291	53%	Yes
Direct offers	257	47%	Yes
Management moves / decants	49	9%	N/A

How many homes were let in 2025/26?

In the year we let 548 social homes which were mostly council properties but also included 80 registered provider (housing association) homes. Registered Providers provide an important part of social housing supply and the Council will continue to work with partners to improve nomination turnaround, reduce avoidable refusals and strengthen reporting.

Total lettings by landlord type (2025/26)				
Landlord type	General needs	Later living / sheltered	Other specialist	Total
Council	408	43	17	468
Registered Providers (nominations)	77	3		80
Total	485	46	17	548

Size of properties let

Most of the Councils housing stock is one bedroom with fewer larger properties. Housing allocations mirror this with one bedroom homes making up the largest share of lettings.

Lettings by bedroom size (2025/26)				
Bedroom size	1bed	2bed	3bed	4+ bed
Number of lettings	263	193	86	6

Fixed term tenancies

Overall, the Council has offered 20 homes on fixed term tenancies, comprising 10 adapted properties and 10 four-bedroom general needs homes. Of these, 12 fixed term tenancies were offered during 2025/26. These property types are in limited supply and are reserved for households with specific accessibility or larger family housing needs. Fixed term tenancies help ensure these homes continue to be used effectively and remain available for households whose needs best match this accommodation.



Who got housed in 2025/26?

The Allocations Scheme prioritises households in significant housing need. The largest pressures were homelessness and temporary accommodation, overcrowding, medical and welfare needs, and demand for larger family sized and wheelchair adapted homes.

Full lettings by priority reason and bedroom size

Priority reason	Studio	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Approved foster carers	0	0	0	3	0	0	3
Council tenant tenancy successions	0	0	0	0	0	0	0
Emergency and exceptional need	0	27	12	9	0	0	48
Health and well-being (medical assessment)	0	23	13	4	1	0	41
Keyworkers	0	4	0	0	0	0	4
Leaving Care	0	52	1	0	0	0	53
New generation scheme	0	1	0	0	0	0	1
Overcrowding: social housing tenants	0	0	3	4	0	0	7
Overcrowding: social housing tenants with health and well-being (medical assessment)	0	0	5	9	1	0	15
Post 2012 homeless applicant in private rented sector	0	39	89	6	0	0	134
Post 2012 homeless applicant in temporary accommodation	0	9	5	0	0	0	14
Post 2012 homeless applicant in TA 10 years or more	0	16	32	0	0	0	48
Pre 2012 in private rented sector	0	0	0	4	0	0	4
Pre 2012 in temporary accommodation	0	1	11	35	4	0	51
Regeneration Scheme/decants	0	9	14	12	0	0	35
Rough Sleepers	0	1	0	0	0	0	1
Sheltered scheme applicants	0	62	1	0	0	0	63
Supported housing move on	0	6	1	0	0	0	7
Council housing under-occupiers	0	13	6	0	0	0	19
Total allocations/property lets	0	263	193	86	6	0	548

Wheelchair-adapted homes

Wheelchair adapted homes are a limited but important part of the housing supply, supporting applicants whose assessed housing need requires a property with wheelchair adaptations. In 2025/26, 20 wheelchair-adapted homes were let, representing around 4% of all lettings. This included 15 Council lettings and 5 Registered Provider nominations across 1 to 4 bedroom wheelchair adapted homes.

Given the limited availability of wheelchair-adapted homes, it remains important that wheelchair adaptation requirements are identified early, property information is recorded accurately, and offers are matched carefully to applicants' assessed wheelchair-related housing needs. Future monitoring should focus on the number of applicants waiting specifically for wheelchair adapted homes, the size and type of wheelchair adapted homes becoming available, refusal reasons linked to suitability, and the time taken to match applicants to suitable wheelchair-adapted accommodation.

Fair housing allocations

Fairness is central to confidence in the system. The Council monitors outcomes by route, priority group, bedroom need, property type and recorded equalities information. In 2025/26, lettings were broadly aligned with the register across the main recorded equalities characteristics, although data completeness remains an area for improvement.

Many applicants wait a long time for a suitable home. Complaints and Councillor or MP enquiries commonly related to overcrowding, medical priority, local connection and waiting times. The Council will use this feedback to improve plain English guidance, decision letters and information about review rights.

Data quality

The figures should be read as a snapshot of recorded lettings activity rather than a full assessment of housing need. They provide an evidence base for identifying broad trends, informing equality monitoring, and considering where further analysis may be required.

Data completeness varies across equalities fields, with religion, sexuality and ethnicity showing the highest levels of blank, not stated or unknown responses. This limits the strength of analysis that can be drawn from these categories. The figures should therefore be used to identify broad patterns rather than definitive conclusions about proportionality between groups.

Within these limitations, the profile suggests that lettings in 2025/26 were concentrated among working age households and female lead applicants, with disability and accessibility remaining important factors in understanding the suitability of offers.

Future monitoring will focus on whether lettings outcomes remain consistent over time and whether any changes emerge by age, disability, ethnicity, gender or nationality. This will include monitoring completion rates for equalities fields, reviewing accessibility and suitability considerations, and comparing lettings outcomes with application-stage demand where reliable data is available.

Equalities overview

This summary provides an overview of equalities characteristics recorded for 548 lettings in the 2025/26 financial year. It supports monitoring of who is accessing lettings, identifies notable patterns across protected characteristics, and highlights areas where data quality may affect interpretation.

The 2025/26 lettings data provide important assurance about the equalities profile of households accessing social housing through the Allocations Scheme. It shows that lettings were concentrated among working age households, with female lead applicants forming the majority of those housed, a significant proportion of applicants recording a disability or health need, and a broad and diverse ethnicity profile across successful lettings. These findings underline the importance of viewing allocations not simply as a housing process, but as a key mechanism through which the Council delivers fairness, access and protection for households with differing needs and circumstances.

The analysis summarises the profile of households who received lettings during 2025/26. It does not provide a full evaluation of housing need, application-stage demand, or the wider population eligible for social housing. The findings are also dependent on the accuracy of information recorded at the point of application or letting. Blank, not stated and unknown responses mean that some categories should be interpreted with caution, particularly where completion rates are lower.

Improving the consistency and completeness of this data will strengthen future analysis, provide a more robust evidence base for assessing proportionality across different groups, and help demonstrate that the Scheme is operating fairly, transparently and in accordance with the Council's equality duties.

The 2025/26 lettings data provides a useful overview of the equalities profile of households accessing lettings. It shows a concentration among working-age applicants, a higher proportion of female lead applicants, and a significant recorded level of disability, alongside a diverse ethnicity profile.

Overall, the findings support continued equality monitoring as part of the lettings process, particularly in relation to accessibility, household circumstances and data collection.

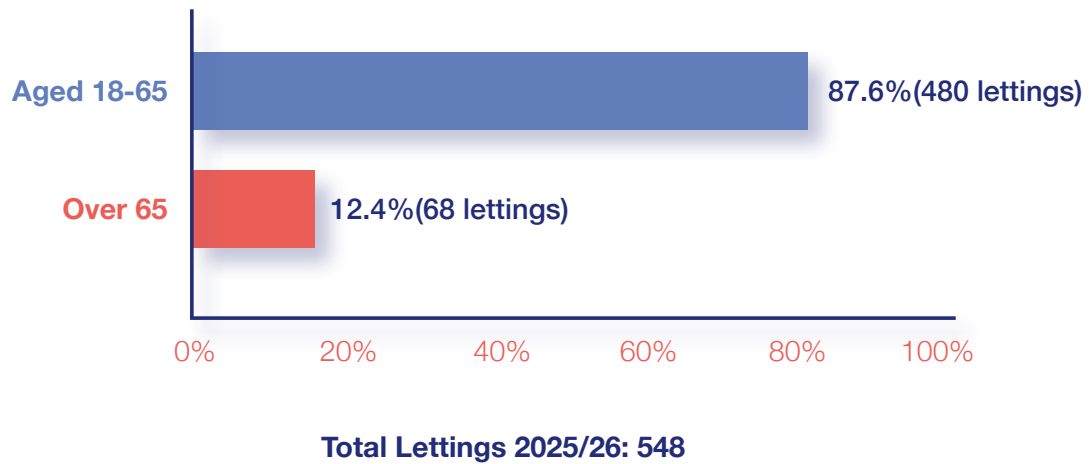


Equalities monitoring

Protected characteristic /group	Share of register	Share of lettings	Key observation
Age	90.1% aged 18–65; 9.7% aged over 65	87.6% aged 18–65; 12.4% aged over 65	The age profile of lettings is broadly aligned with the register. Applicants over 65 received a slightly higher share of lettings than their share of the register, which may reflect later living/sheltered supply.
Disability/ health needs	22.6% recorded a disability; 65.2% recorded no disability	22.6% recorded a disability; 67.0% recorded no disability	The share of lettings to applicants with a recorded disability is in line with the register share, suggesting broadly proportionate outcomes for this recorded group. The difference in “no disability” records indicates some remaining data-quality or recording variation.
Ethnicity	White British, Black African and Black Caribbean are the largest recorded groups;	White British, Black African and Black Caribbean are the largest recorded groups;	The main recorded ethnicity groups are consistent between the register and lettings, and blank/not stated levels are almost identical. This suggests no obvious headline disproportionality, but the high level of missing data limits confidence in detailed interpretation.
Household type (e.g., families/lone parents)	Female lead applicants/ account holders: 69.2%; male: 30.1%	Female lead applicants/ account holders: 66.1%; male: 33.9%	Female lead applicants form the majority of both the register and lettings, but lettings are slightly lower than the register share. Male applicants received a slightly higher share of lettings than their register share. This should be read alongside household composition and bedroom need.
Other locally monitored groups	UK nationals resident in the UK: 69.3%	UK nationals resident in the UK: 69.5%	Nationality outcomes are closely aligned between the register and lettings, with UK nationals resident in the UK making up around seven in ten in both datasets. Wider locally monitored fields still need stronger completion to support fuller equality analysis.

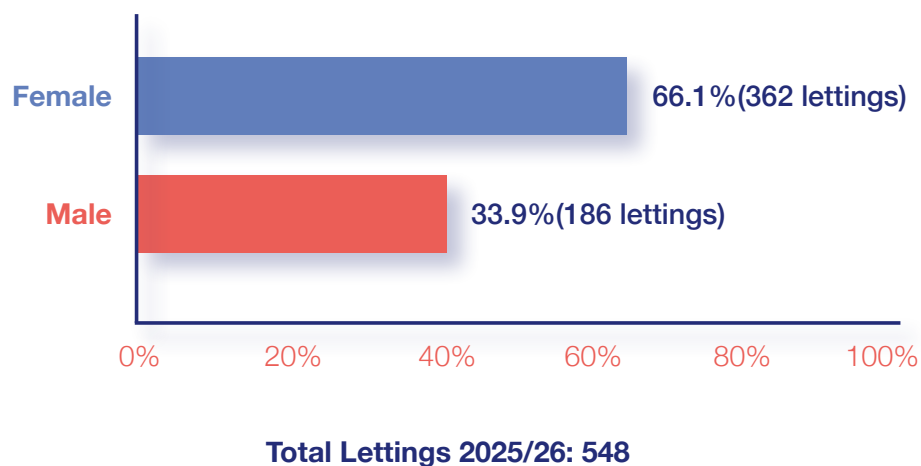
Lettings by age

Lettings were concentrated among working-age households, with applicants aged 18–65 accounting for 87.6% of lettings. Older applicants represent a smaller proportion of lettings, with this profile reflecting the interaction between demand, property size, accessibility requirements and sheltered or specialist housing pathways.



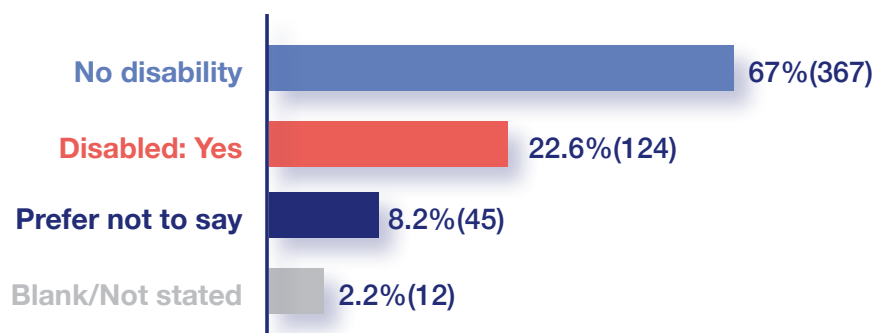
Gender

Female lead applicants accounted for 66.1% of lettings. This profile should be considered alongside household composition and application circumstances, as female lead applicants may include lone parents, carers or households where the tenancy is held by a woman.



Disability

22.6% of applicants were recorded as disabled. the recorded level reinforces the need to understand whether applicants' accessibility requirements are captured early and matched effectively to suitable homes.

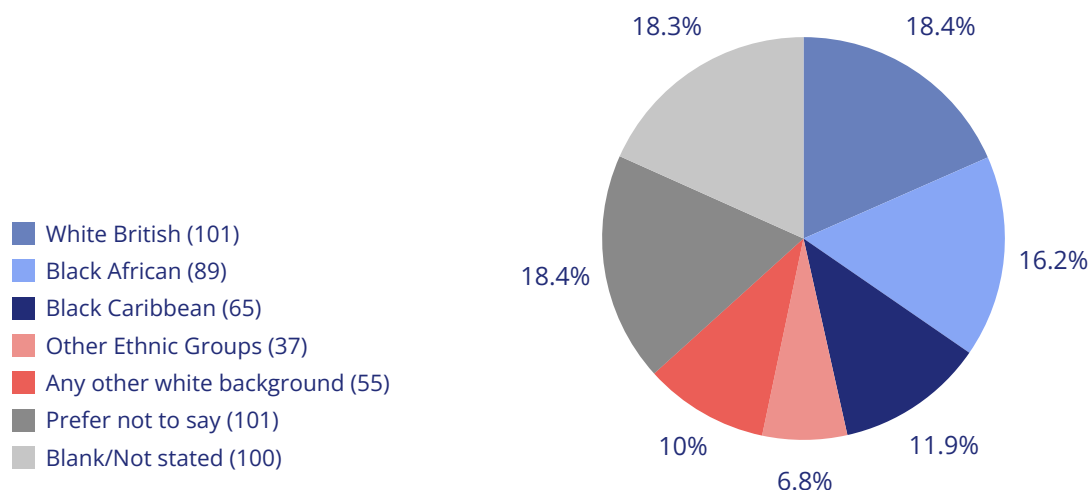


Total Lettings 2025/26: 548

Ethnicity and nationality

The profile indicates a broad spread of lettings across recorded ethnic groups with White British, Black African and Black Caribbean being the largest recorded groups. Blank/not stated ethnicity accounts for 18.3% of allocations and so overall interpretation should take account of this. Improving completion rates for religion, sexuality and ethnicity will strengthen future monitoring and support more robust assessment of proportionality across groups

UK nationals resident in the UK accounted for 70% of lettings, forming the largest recorded nationality group within the 2025/26 data.



Total Lettings 2025/26: 548

Language

The housing application form asks applicants to provide information about their language, but this is not currently monitored as part of lettings reporting. This means the Council cannot yet analyse lettings outcomes by language need. The application form can be translated into most languages, supporting access for applicants who need information in a language other than English. Improving how language information is monitored in future would strengthen equalities analysis and help identify where additional communication support may be needed.

Improvements for 2026/27

The improvement plan for 2026/27 focuses on four areas:



Improving data quality



**Strengthening oversight
of direct offers**



**Improving public
information for applicants**



**Working with Registered
Providers to increase effective
supply and reduce delays**

