

# Lettings Plan

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2025/26



# What is the plan?

This plan summarises the number and type of council house vacancies we predict coming empty and between 1 April 2025 and 31 March 2026, and the proportion of lettings we expect to be made to each priority band.

For the 2025/26 Plan we have not included any Housing Association vacancies that we have nomination rights for.

## Why has this plan been produced?

We want this information to help residents make informed decisions about whether applying for a council home is the right path for them and if it is to provide information to manage their expectations.

This data can be used alongside our Homeseeker Tracker Tool which provides more up to date data about lettings by area.

## How have you worked this plan out?

The predictions on the number of vacancies coming empty between April 2025 and end of March 2026 (25/26) are based on the average number and types of homes coming empty over the last three years. This is only a prediction and there could be more or less of this type of vacancy coming available.

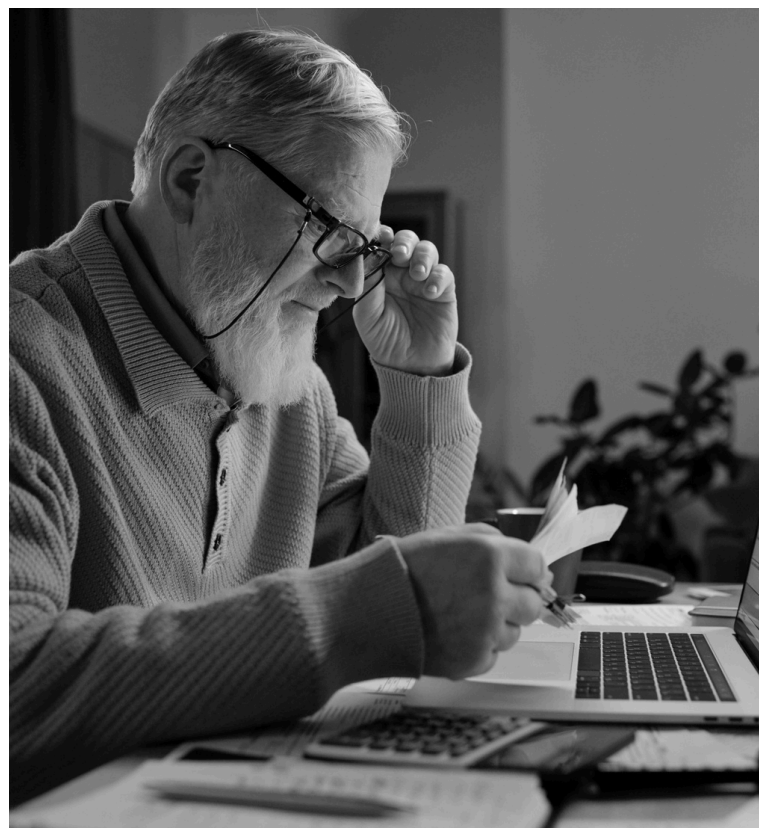
We have worked out the likely proportion of lettings by band based on the lettings we made by each band for each of the different property types. Again, this is a only prediction and the proportion of lettings by priority band can be affected by changes in the number or people applying to be rehoused, their priority assessments and the type and location of homes available.



## Do all homes coming empty get advertised and let?

We aim to advertise all empty homes as soon as possible but there are occasions when we are unable to do this and you will see more homes coming empty than we let. These can include the following:

- The home requires extensive repair work, and we must plan and budget for the work.
- The home is planned for disposal.
- The home is used by the council for temporary accommodation or other emergency use.
- The home is not advertised but let direct to an applicant under the direct letting provision of the lettings policy.



## Where can I get more advice about my rehousing options?

We aim to give realistic and transparent information at the point an applicant applies to join the register and when we assess their application.

We encourage applicants to try our interactive [Homechecker tool](#) which gives you information (based on your priority band or the band you think you would be in) about the lettings we have made by property type in each area across the borough, and the length of time applicants were waiting.

There is useful information on our website ([www.berneslaihomes.co.uk](http://www.berneslaihomes.co.uk)) about other rehousing options including Housing Associations with waiting lists in the Borough, links to online estate agents advertising private lettings and advice if you are faced with homelessness.

If you are in Band 1 and Band 2 we review your application more often (every 6 weeks for Band 1 and every 6 months for Band 2) and we will contact you to discuss your bidding activity and how this affecting your wait times.

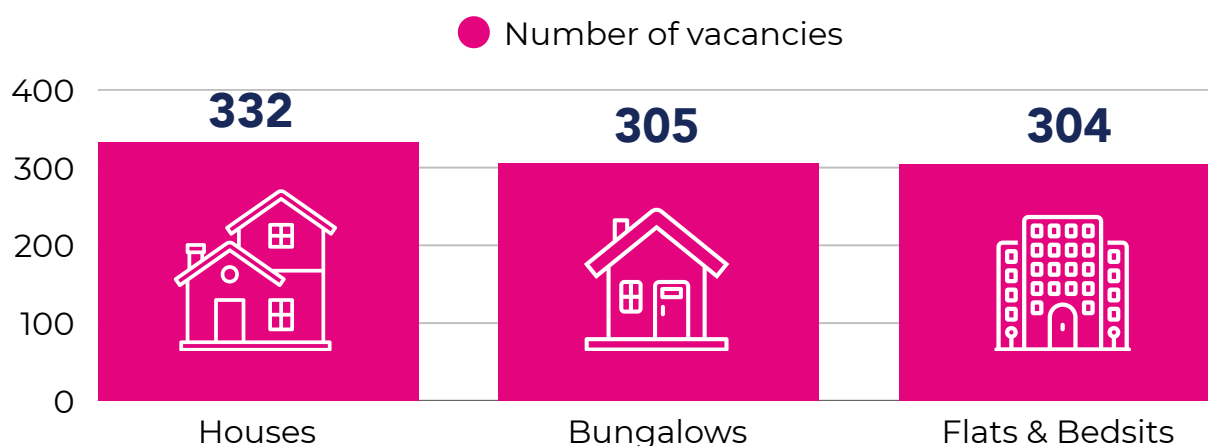
# Predicted Vacancies Overall

## 2025/2026



We predict that  
**941 homes**  
should come empty

Over the year we are expecting a total of 941 homes to come empty and available for letting. The information on the following pages gives more information on the types of homes coming empty including bedroom numbers, age and disability restrictions and the predicted lettings by priority band.





# Predicted House Vacancies 2025/2026



We predict that  
**332 houses**  
should come empty

## What's my chances of getting a house?

Unless you are in Band 1 or Band 2 you are unlikely to be offered a house. Even for Band 2 your chances of being rehoused are low. In 2024/25 we let 85% of houses to applicants in Band 1 and 14% to applicants in Band 2.

By priority band we expect the following house vacancies to be advertised and let through our Choice Based Lettings Homeseeker Scheme in 2025/26. This assessment is based on the 230 house lettings we advertised and made through the Choice Based Homeseeker Lettings Policy in 2024/25:

Number of bedrooms	Number we expect to be let in...				TOTAL
	Band 1	Band 2	Band 3	Band 4	
1 bed house	6	0	0	0	6
2 bed house	92	28	0	0	120
3 bed house	175	22	0	0	197
4 bed house	8	0	0	0	8
5 bed house	1	0	0	0	1
TOTAL	282	50	0	0	332

# Predicted Bungalow Vacancies 2025/2026



We predict that  
**305 bungalows**  
should come empty

## What's my chances of getting a bungalow?

You are more likely to get a bungalow if you are over 60 and/or have a medical need for one level accommodation. Unless you are in Band 1 or Band 2 you are unlikely to be offered a bungalow. If you need a three bedroom bungalow its very unlikely that we will be able to help you as we only predict 3 coming empty this year.

By priority band we expect the following bungalow vacancies to be advertised and let through our Choice Based Lettings Homeseeker Scheme in 2025/26. This assessment is based on the 254 bungalows we advertised and let through the Choice Based Homeseeker Lettings Policy in 2024/25:

Number of bedrooms	Number we expect to be let in...				TOTAL
	Band 1	Band 2	Band 3	Band 4	
1 bed bungalow	61	91	8	1	161
2 bed bungalow	58	74	7	2	141
3 bed bungalow	3	0	0	0	3
TOTAL	122	165	15	3	305

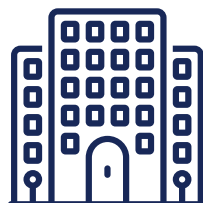


To make the best use of our homes and support our communities, we do have some restrictions on who can apply for and be let a bungalow. The information below gives more information about the type of applicant who can apply for the 305 bungalows we expect empty.

Who can apply...	Number of bedrooms we expect to be empty...		
	1 bed	2 bed	3 bed
People over 40 or with a medical need for one level	51	22	0
People over 60 or with a medical need for one level	73	64	3
People over 60	15	32	0
People over 60 are considered first and then people with medical needs	10	21	0
18 or over	12	2	0
<b>TOTAL</b>	<b>161</b>	<b>141</b>	<b>3</b>



# Predicted Flat & Bedsit Vacancies 2025/2026



We predict that  
**304 flats & bedsits**  
should come empty

## What's my chances of getting a flat or bedsit?

We have a fair proportion of flats that are not restricted for age or disability and we have a fair proportion of flats where we consider applicants over 40. We don't have many bedsits but they are not as popular as they are smaller.

We have more one bedroom flats than 2 bedroom flats so if you would consider a one bedroom then your chances of being rehoused are better.

By priority band we expect the following flat and bedsit lettings to be advertised and made through our Choice Based Lettings Homeseeker Scheme in 2025/26. This assessment is based on the 275 flats and bedsits we advertised and let through the Choice Based Homeseeker Lettings Policy in 2024/25:

Number of bedrooms	Number we expect to be let in...				TOTAL
	Band 1	Band 2	Band 3	Band 4	
Bedsit	7	0	0	7	14
1 bed flat	87	44	25	28	184
2 bed flat	46	30	10	18	104
3 bed flat	1	1	0	0	2
TOTAL	141	75	35	53	304





To make the best use of our homes and support our communities, we do have some restrictions on who can apply for and be let a flat. The information below gives more information about the type of applicant who can apply for the 291 flats we expect empty.

Who can apply...	Number of bedrooms we expect to be empty...			
	Bedsits	1 bed	2 bed	3 bed
People over 40 or with a medical need for one level	1	35	20	0
People over 60 or with a medical need for one level	0	22	6	0
People over 60	6	20	2	0
People over 60 are considered first and then people with medical needs	0	6	1	0
18 or over	7	101	76	2
TOTAL	14	184	104	2



