

To: The Director of Housing

Date: 27/08/2026

**Report of: The Rapid Rehousing Manager & Allocations and Assessment
Team Leader**

Title of the Report: Annual Lettings Plan 2026/27

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Summary and Recommendations

Purpose of Report: To seek approval of the Annual Lettings Plan Targets for 2026/2027

Policy Framework: Good Affordable Homes

Recommendations: To note and approve the proposed Annual Lettings Plan Targets for 2026/2027

Appendices

Appendix I: A Summary of New Build Properties and Acquisitions Expected to become available to Let in 26/27

Appendix II: A summary of the housing need for 1 bedroom properties on each housing list on 01/04/2026

Appendix III: A summary of the housing need for family properties on each housing list on 01/04/2026

Appendix IV: A summary of the number of homeless households in temporary accommodation

Appendix V: The Annual Lettings Plan for 2026/27

Introduction & Background

1. The Annual Lettings Plan is designed to set allocation percentage targets, to determine the proportion of social housing offered to different lists within the Council's Housing Register. This is vital in order to best balance the competing demands and needs of applicants who require social housing.

The Oxford Register for Affordable Housing (or the "Housing Register") consists of four separate housing lists:

- **The Homeless List:** for applicants to whom Oxford City Council has accepted a statutory homeless duty and placed in temporary accommodation who are awaiting an offer of secure/permanent accommodation.
- **The Transfer List:** for Council tenants and eligible social housing tenants of Private Registered Providers of social housing (participating in the Oxford Register for Affordable Housing Partnership) living in Oxford and applying for a move to alternative accommodation.
- **The Move On List:** for residents of supported housing who are assessed as ready to 'move on', who no longer require supported housing. This frees up supported housing provision for those that require it. The Move On List will be introduced in 2026 (see below).
- **The General Register List:** for all other households applying for social housing in Oxford, including residents living in private rented sector accommodation, or with friends and family.

2. The Allocations Scheme (section 2.3.1) states:

"The Director of Housing will approve the Annual Lettings Plan setting out the percentage of allocations to be made to each group."

Supply of Housing

3. The supply of social housing becoming available depends on the number of newbuild properties due to be let in the City each year and the number of re-lets of existing social housing. The Council and its partner Registered Providers of social housing in Oxford are expecting to build and acquire at least **382** new properties (see **Appendix I**) for allocation through Choice Based Lettings and the majority of the rest will be re-lets of existing social housing, where for example, the current tenant has moved. Based on re-let

figures for 2025/2026 (see below), it is anticipated that around **715** properties will become available to let in Oxford between 01/04/2026 and 31/03/2027.

4. Along with newbuilds, there will be a small number of properties (**18**) purchased to help increase the supply of social housing, including properties purchased using the Local Authority Housing Fund (LAHF 4). These properties will be used as Housing First properties and to house other specific groups. **15** of these properties are included in the 382 properties referenced in paragraph 3, above.
5. There are expected to be up to **36** new four-bedroom houses built and let during 2026-27 to help house some larger families in high housing need. In the past, the Council has operated through its Housing Company to extend some suitable properties while void to create larger family homes. It will continue to review whether this is possible again in the future.
6. It is noted that the handover of anticipated newbuild delivery is subject to change. While all new-build sites for next year are currently in delivery there remain individual site risks and challenges which may affect or delay handovers.
7. In 2025/2026 there were a total of **401** lets of social housing through Choice Based Lettings. **68** newbuild and acquisition properties were delivered, and the number of allocated properties which were relets was 333. A breakdown of lets by bedroom size is summarized in the table below:

Bedroom Size	Number of newbuilds let 2025-2026	Number of re-lets 2025-2026	Total lets
Studio flat/One-bed	24	154	178
Two-bed	18	109	127
Three-bed	16	63	79
Four-bed	10	5	15
Five-bed	0	2	2
Total	68	333	401

8. The number of re-lets in the previous year can be used to estimate the likely number of total re-lets in 2026/2027. It should be noted that a number of residential blocks have been decanted due to decommissioning work, resulting in these properties not being re-let on the Housing Register, which may have an impact on the overall number of relets.

9. If 382 new properties are built and delivered in 2026/2027, there should be in the region of 700 properties becoming available to let in Oxford between 01/04/2026 and 31/03/2027.

Blackbird Leys Regeneration: Local Lettings Plan

10. Approximately **174** social housing units are being delivered as part of a significant programme of redevelopment and regeneration in Blackbird Leys. It is important these units are well-let and well-managed. New housing developments have traditionally followed a balanced allocation model, distributing lettings evenly across the Homeless, Transfer and General Register Lists. For the Blackbird Leys regeneration area a Local Lettings Plan has been created, with a proposed approach that broadly follows established principles while placing greater emphasis on the Transfer List, to support more families in Blackbird Leys and other social housing move to more suitable accommodation being built in their community. This will support the creation of a stable, diverse, and sustainable community from the outset.
11. The plan is being implemented in phases, beginning with Block D (Chestnut Tower), which includes **61** flats, and followed by Blocks B and C, comprising **62** flats. Blocks B and C will not be ready to let until November 2027, and therefore allocation percentage targets for these blocks will not be incorporated into the Lettings Plan for 2026-2027.

PHASE 1 – BLOCK D				
One-Bed Properties				
	Homeless List	Transfer List	General Register List	TOTAL
Target	50%	40%	10%	
Expected Lets	10	8	2	20
Two-Bed Properties				
	Homeless List	Transfer List	General Register List	TOTAL
Target	50%	40%	10%	
Expected Lets	17.5	14	3.5	35

Three-Bed Properties				
	Homeless List	Transfer List	General Register List	TOTAL
Target	40%	50%	10%	
Expected Lets	2.4	3	0.6	6

PHASE 2 – BLOCK B AND C				
One-Bed Properties				
	Homeless List	Transfer List	General Register List	TOTAL
Target	50%	40%	10%	
Expected Lets	10.5	8.4	2.1	21
Two-Bed Properties				
	Homeless List	Transfer List	General Register List	TOTAL
Target	50%	40%	10%	
Expected Lets	16	12.8	3.2	32
Three-Bed Properties				
	Homeless List	Transfer List	General Register List	TOTAL
Target	40%	50%	10%	
Expected Lets	3.6	4.5	0.9	62

The first properties are expected to be ready to let in May 2026. The higher number of units let to the Transfer List through the Blackbird Leys Local Lettings Plan is likely to mean fewer properties allocated to the Transfer List later in the year, to ensure the overall allocations percentage targets for 2026/2027 are met.

Demand for Housing

12. The demand for housing in Oxford continues to greatly exceed the number of properties becoming available, and the number of applicants on the Housing Register continues to rise. In April 2026 there were **3,961** live applications on the Housing Register, an increase of 3% on the previous year. The Strategic Housing Market Assessment (SHMA) completed for Oxfordshire, shows that between 24,000 and 32,000 homes are needed between 2011 and 2031 to meet Oxford's housing need.
13. The Council and its partner Registered Providers of social housing successfully re-housed **401** households in housing need from 01/04/2025 to 31/03/2026 through the Housing Register, including **158** homeless households, many of whom were living in temporary accommodation.

Demand compared to Housing Need

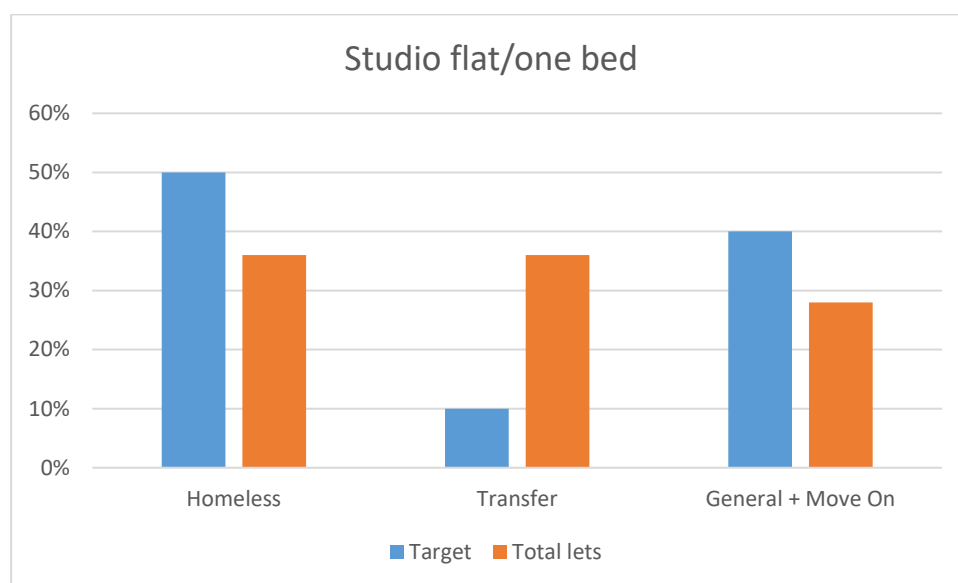
14. The number of applicants on the Housing Register clearly demonstrates that there continues to be a high demand for affordable housing in Oxford. However, these figures cannot be looked at without considering the degree of housing need on each housing list. Due to the high demand for affordable housing in Oxford and the limited number of properties that become available, it is necessary for the Council to prioritise applications for housing based on applicants' housing need. The Council's Allocations Scheme uses five Priority Bands, to assess housing need, ranging from Band 1 (Exceptional housing need) down to Band 5 (Low or no housing need).
15. When considering the housing need on each housing list, this report has focused on the number of households in Bands 1, 2 and 3 requiring family accommodation as they are considered in the greatest housing need on the Housing Register for this type of accommodation. For single applicants and couples requiring 1 bedroom accommodation this report has focused on housing applicants in Bands 1, 2, 3 and 4, as this is more representative of those considered to be in the greatest housing need for non-family accommodation. **Appendices II & III** show a summary of the demand for each type of accommodation by size and list for family and non-family accommodation.

Performance 2025-2026

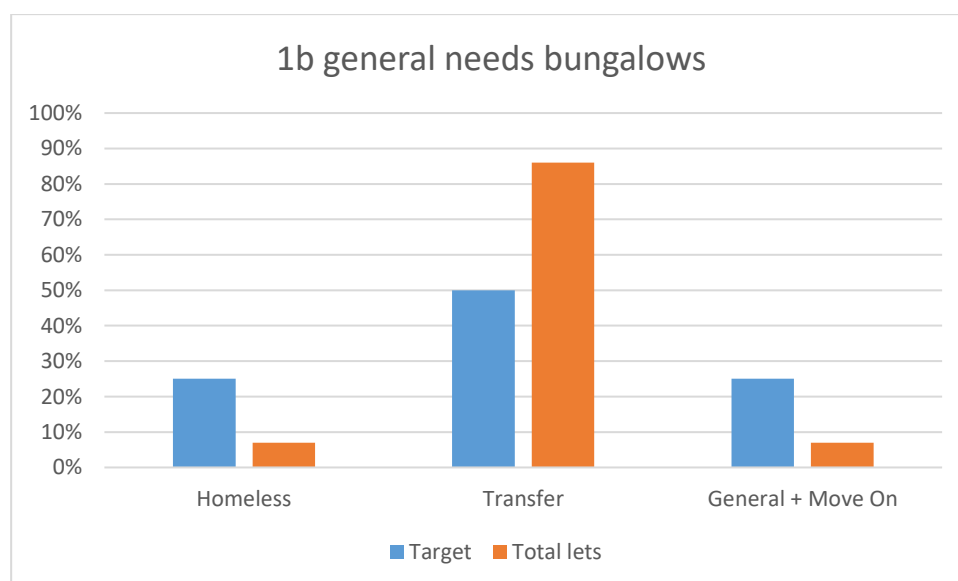
16. In 2025-2026 a total of **401** lettings were made through the Housing Register. Between April 2025 and March 2026 68 newbuilds were delivered, and there were **333** re-lets of existing social housing.

17. The Annual Lettings Plan for 2025-2026 projected that there would be 531 properties becoming available to let in Oxford between 01/04/2025 and 31/03/2026, 231 of these properties being newbuilds. The under-delivery of newbuilds in 2025-2026 related particularly to slippages in the delivery of larger schemes including Barton Park, Oxford North and Blackbird Leys Block.

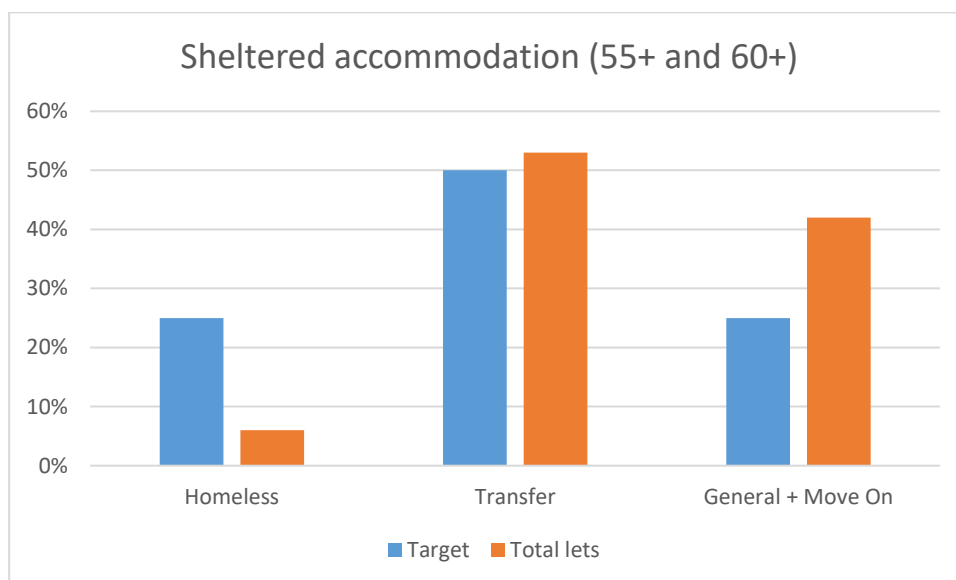
18. The following graphs show the allocations percentage targets set by the Annual Lettings Plan 2024-2025, against the actual lets which were made to each list.



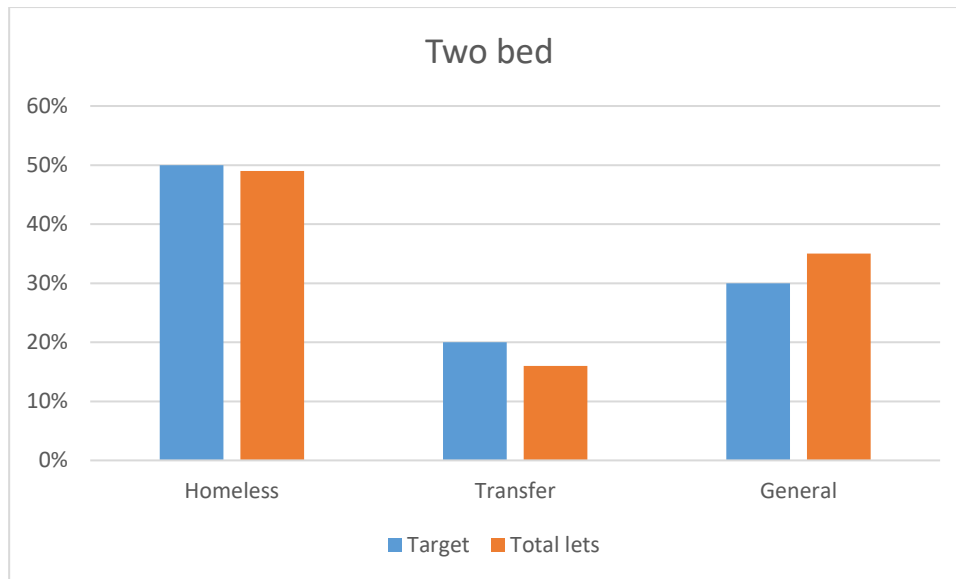
19. Lets of studio and one-bed properties to the Homeless and General Register Lists were below the allocations percentage targets set for 2025/2026, while lets to the Transfer List exceeded the target. This may in part be explained by the decant of a number of blocks of sheltered accommodation in 2025/2026, requiring residents to move via the Transfer List into alternative one-bed units.



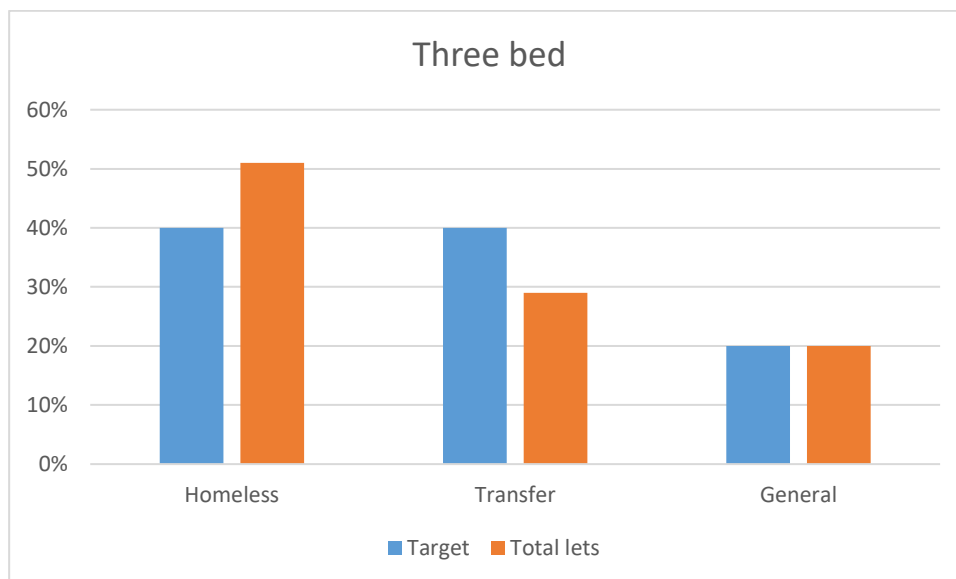
20. Lets of one-bed general needs bungalows to the Homeless and General Register Lists were below the allocations percentage targets set for 2025/2026, while lets to the Transfer List exceeded the target. This may in part be explained by the decant of a number of blocks of sheltered accommodation in 2025/2026, requiring residents to move via the Transfer List into alternative one-bed units, along with lower demand for ground floor accommodation on the Homeless List: only 8 applicants on the Homeless List currently have a ground floor need



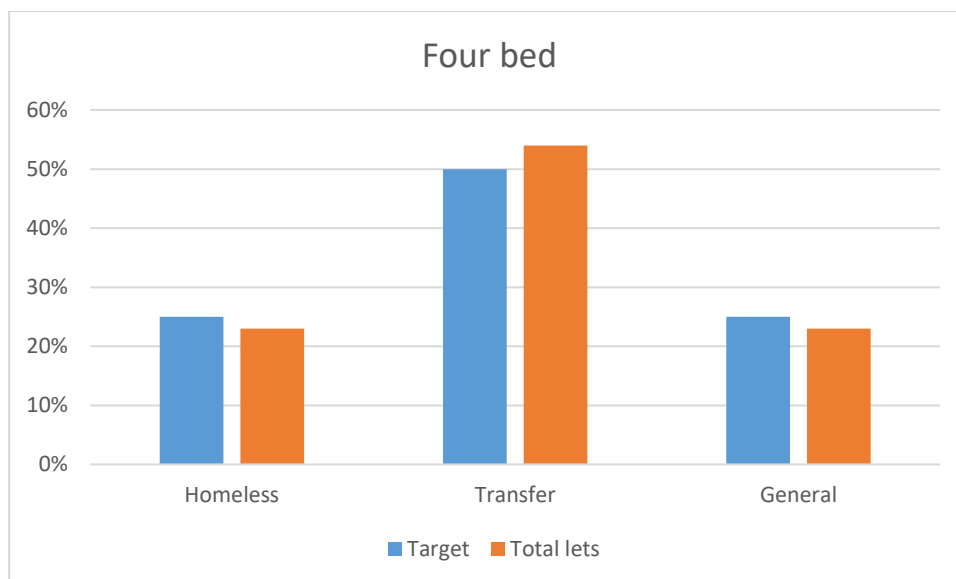
21. Lets of sheltered accommodation to the Transfer List in 2025/2026 were slightly above target. Lets to the General Register List exceeded the target and lets to the Homeless List were significantly below target. This may in part be explained by the decant of a number of blocks of sheltered accommodation in 2025/2026, requiring residents to move via the Transfer List into alternative sheltered housing. It is also reflective of lower demand for this type of accommodation on the Homeless List: while there are in the region of 50 applicants aged 55 or over in temporary accommodation, many individuals have additional or complex needs which would render Housing for Older People unsuitable.



22. Lets of two-bed accommodation were largely on-target for the Homeless List. Lets to the Transfer List were slightly below target, while lets to the General Register List were slightly above. The greater demand for two-bed properties on the Homeless and General Register Lists will be reflected in allocations percentage targets for 2026/2027.



23. Lets of three-bed properties were on-target for the General Register List. Lets to the Transfer List were below target, while lets to the Homeless List exceeded the target. Given the demand for larger family accommodation on the Transfer List, it will be important to ensure allocation percentage targets to the Transfer List are monitored and met in 2026/2027.



24. Lets of four-bed properties were largely on-target for all three Lists, with a slight over-allocation to the Transfer List. This is likely reflective of the higher demand for larger family accommodation on the Transfer List.

Housing Need on the Homeless List

25. There are currently 152 live applications on the Homeless List, but the number of households threatened with homelessness and approaching the Council for housing assistance remains very high and is increasing (see **Appendix IV: A summary of the number of homeless households in temporary accommodation**).

26. The Council continues to prevent homelessness where possible; however, temporary accommodation will always be needed to help some homeless households. All households on the Homeless List living in temporary accommodation are considered to be in high housing need. As of April 2026, there were **331** households in temporary accommodation, including **91** in emergency hotel accommodation (primarily single households, with a small number of families). This compares to 323 households in the previous financial year, and 274 households in 2024/2025. This moderate but sustained increase is reflected in national trends, influenced by the current economic climate and lack of affordable housing.

27. The pressure on the Council to secure sufficient temporary accommodation while keeping costs down is higher than ever and a range of options are being considered to help in this area, including repurposing existing Council stock and the acquisition of additional units. The Council recognizes it is not desirable for households, particularly the vulnerable and families, to spend long periods of time in temporary accommodation. Homeless applicants to whom the Council has accepted a homeless duty and included on the Homeless List are housed as rapidly as possible into more suitable accommodation. This also ensures there is

sufficient temporary accommodation available to those the Council is unable to prevent from becoming homeless.

28. The Council also has a legal requirement to avoid hotel and BnB placements for over 6 weeks for households with children, so the move on to settled housing is crucial to avoid this. Notable is the significant reduction in the Council's use of emergency hotel accommodation in the previous financial year: 137 households were housed in such accommodation in April 2025, compared to 88 in March 2026.
29. These requirements inform the percentage of lets offered to the homelessness list in this Lettings Plan.

One Bedroom Need on the Homeless List

30. From 01/04/2025 to 31/03/2026 there were 53 single homeless households on the Homeless List who were allocated social housing through the Housing Register. In addition, **100** rooms in shared houses and one-bed self-contained properties in the Private Rented Sector were secured for households who were threatened with homelessness or actually homeless between 01/04/2025 and 31/03/2026.
31. Approximately 40% of households on the Homeless List have a one-bed need, making this type of accommodation the highest need for homeless households. In March 2026 there were **155** households with a one bedroom need in temporary accommodation: **58** were in OCC-owned and -managed temporary accommodation, while **97** were in nightly paid accommodation, including hotels and self-contained units.
32. 24 newbuild properties were let in 2025/2026, while **96** newbuild and acquired one-bed properties are anticipated for handover in 2026/2027. This is in addition to re-lets. **11** of these 1-beds will be acquired as part of the RRTB and LAHF 4 programmes. However, the high demand continues to greatly exceed supply. The one-bedroom lettings targets can only go a small way to help those in housing need from each list – including those on the Homeless List. Many applicants will need to consider other housing options, such as securing accommodation in the private sector with the help of OCC where required.

Families on the Homeless List in Temporary Accommodation

33. From 01/04/2025 to 31/03/2026 there were **105** homeless families on the Homeless List allocated social housing through the Housing Register: **62** into 2 bedrooms, **40** into 3 bedrooms and **3** into 4-bedroom properties. However, demand from Homeless families remains high, with the Council under significant pressure to source enough self-contained temporary accommodation to avoid the use of emergency hotel provision.

34. As of April 2026 there were **52** households on the Homeless List with a two-bedroom housing need, **18** with a three-bed need, **16** with a four-bed need and **4** families with a requirement for 5 or more bedrooms. Therefore, almost **60%** of families on the Homeless List are in need of the smallest family accommodation. However, family households will continue to become homeless through the year which will continue to increase this demand. Allocations targets for family accommodation to the Homeless List must support the Council's objective in moving families placed into temporary accommodation into settled housing as quickly as possible, while recognizing the large number of families on the Transfer and General Lists living in overcrowded or otherwise unsuitable accommodation in high housing need.
35. The Council has seen an increase in the number of larger families seeking housing assistance, including those facing homelessness. With the high rents in Oxford above Local Housing Allowance rates in the private sector (including benefit capped cases) there are only limited options to prevent homelessness – particularly where families need to remain in the City due to schooling, employment and other ties.
36. As of April 2026 there were **147** homeless families housed in temporary accommodation. In 2025/2026 the Council made significant progress in reducing the number of families housed in hotel accommodation, ensuring compliance with the *Homelessness (Suitability of Accommodation) (England) Order 2003*, which prohibits the use of bed-and-breakfast accommodation for families beyond a period of six weeks. As of April 2026, only nine families were housed in hotel bed-and-breakfast accommodation, none of them for a period exceeding six weeks. The supply of family accommodation to the Homeless List is a key factor in the Council complying with its statutory obligations and the urgent need to move families out of unsuitable temporary accommodation, while ensuring a balanced and equitable approach within our overall lettings strategy.

Housing Need on the Transfer List

37. As of April 2026 there were 1,566 live applications on the Transfer List, comprising 39.5% of all live applications on the Housing Register. Three bed homes represent the highest need for households on the Transfer List. In 2025/2026 **120** existing social housing tenants were allocated housing through the Housing Register: **69** into one-bed properties, **20** into 2-bed, **24** into 3-bed, **7** into 4-bed and **1** family into a 5-bed property. Movement within the Transfer List is crucial to ensure a churn of re-lets through the Housing Register.

One Bedroom Need on the Transfer List

38. As of April 2026 there were **94** applicants on the Transfer List requiring one-bed properties, while **69** lets of one-bed properties were made through the Transfer List in 2025/2026. This included **19** sheltered accommodation properties for applicants aged 55 or over, and **12** bungalows. The majority of one-bed

properties to be allocated to the Transfer List are likely to go to downsizers moving to smaller properties or successor tenants required to move, freeing up much needed larger homes to re-let to families in need. A small number will also go to other high needs transfer cases.

39. Last year the target allocation for one-bed properties to the Transfer List was exceeded. This may be due in part to a number of decant programmes involving 55+ accommodation, requiring older residents to move to alternative one-bed accommodation. Given the demand for one-bed properties on the Homeless and General Register Lists, monitoring of this allocations target in 2026/2027 will be crucial.

Under-occupiers, 55+ and bungalows

40. In 2025-2026 there were **16** lettings to under-occupiers. **12** 1-bed and **4** 2-bed properties were let to under-occupiers, releasing **8** 2-bed, **7** 3-bed and **1** 4-bed properties for relet. There are currently **254** under-occupying tenants on the Transfer List, **201** of whom are under-occupying by 1 bedroom and **53** who are under-occupying by 2 or more bedrooms. There are **13** tenants aged under 55 who are seeking to downsize by 2 or more bedrooms and **60** tenants aged under 55 seeking to downsize by one bedroom to a more suitable property. There are also **40** tenants aged 55+ under-occupying their home seeking to downsize by 2 or more bedrooms and **141** tenants aged 55+ seeking to downsize by 1 bedroom to a more suitable property. 73
41. In 2025/2026 **86%** of general needs bungalows and **53%** of sheltered accommodation was let through the Transfer List. While this was in excess of the allocations targets set out in the Annual Lettings Plan 2025-2026, the low demand for such accommodation through the Homeless List suggests a higher allocation of such accommodation to the Transfer List may be necessary, and would support the move-on of older under-occupiers, freeing up larger family accommodation for households in need.

Families on the Transfer List in Housing Need

42. The housing need of tenants on the Transfer List requiring family properties remains high (see **Appendix III**), despite **51** families being re-housed to larger or more suitable accommodation from 01/04/2025 to 31/03/2026.
43. On 31/03/2026 there were **165** tenants on the transfer list in Bands 1 to 3 seeking to move to 2-bedroom properties, **392** tenants seeking to move to 3-bedroom properties, **113** tenants seeking to move to 4-bedroom properties, **28** tenants seeking to move to five bedroom properties and **7** tenants requiring six or more bedrooms.
44. While there are currently 7 5-bed properties anticipated to be delivered through the affordable supply programme in the next four years, there are no homes large enough to accommodate a housing need of 6 bedrooms or more. Such families may need to consider alternative approaches to improve their existing

circumstances, for example parlour houses. It is also possible that incoming changes to the Allocations Policy, whereby adult children aged 22 or older will not be included on a parent's Housing Register application, may reduce the overall number of larger families within the Housing Register.

45. Allocating family-sized properties to the Transfer List will free up much-needed social housing, including 1 bed properties (as overcrowded tenants move from 1 bed to 2 bed properties). There are still a large number of households on the Transfer List with a 3- or 4-bedroom need living in overcrowded accommodation or needing to move, for example, on health and welfare grounds. By moving overcrowded families on the Transfer List to larger homes, the supply available to other applicants on the Housing Register will increase, including those currently or threatened with homelessness.

Housing Need on the Move On List

46. In March 2026 Cabinet and Council approved the creation of a fourth housing list on the Housing Register, the Move On List.
47. There is high demand for supported housing in Oxford, including for young parents, single homeless people with support needs, care leavers, and residents in the Mental Health Pathway. In order to free up supported housing provision for those that require this help, priority is awarded to help residents of supported accommodation who are assessed as ready to 'move on' into general needs housing.
48. At present, residents living in supported housing and assessed as ready for move on receive a Move On designation but are included on the General Register List. However, not all properties advertised through the General Register List are suitable for households moving on from supported accommodation, creating the potential for confusion, disappointment and delayed re-let times when a supported housing resident placed a successful bid on a property but had to be overlooked due to it not meeting their needs.
49. The creation of a new Move On List will ensure that only suitable properties are advertised to applicants leaving supported housing. Both social and private rented accommodation will be advertised through the Move On List, although the Annual Lettings Plan is only concerned with allocations percentage targets for social housing. This approach will increase transparency, make the allocations process more efficient, and free up more supported housing for residents not yet ready to live independently.
50. There are currently **99** single applicants with a live housing register application and a Move On priority (Band 2), with 10 of these applicants currently under

offer. There are around a further **41** new referrals in the process of being assessed.

51. In 2025/2026, **36** lets were made to applicants with a Move On banding. A summary of these lets is below.

	Move On 1 (single homeless pathway)	Move On 2 (single young person's pathway/under 25)	Move On 3 (family – Oxon Young Parents' Project)	Move On 4 (Single Mental Health Pathway)	Move On 5 (Housing First Clients)	Total
Studio/1 bed	13	9	0	3	4	29
2 bed	0	0	7	0	0	7
Total	13	9	7	3	0	36

52. The primary demand for Move On applicants is for one-bed properties, with no current demand for larger family units of three or more bedrooms.

53. The Move On List will be implemented as part of the introduction of a new Housing Needs management IT system in 2026. Until the introduction of the new IT system, Move On targets will continue to be incorporated in the allocations percentage targets for the General Register List.

Housing Need on the General Register List

54. The General Register List remains the largest list on the Housing Register, with a total of **2,238** live applications as of April 2026, or **56.5%** of total live applications. The highest need for those on the General List, similarly to the Homeless List, is for one-bed properties, with **1,329** applicants (**59.33%**) requiring this accommodation.

55. Supplying properties to the General List is crucial to ensure residents who are not statutorily homeless, but are nevertheless residing in accommodation which may be unsuitable on health, social or welfare grounds, have the opportunity to secure more appropriate housing. Allocations through the General List can also function as an upstream prevention tool, as many of those on the General List if not otherwise housed could ultimately need to approach the Council as homeless, and may meet the priority need threshold to provide temporary accommodation.

One Bedroom Housing Need on the General Register List

56. **1,329** of households on the General List, almost **60%**, require one-bed accommodation. As outlined above, while **96** newbuild and acquisition one-bed properties anticipated for handover in 2026/2027, this will be insufficient to meet the demand for one-bed accommodation across the Housing Register and therefore applicants with a one-bed need will need to explore the full range of housing options available to them, including private rented sector accommodation. Last year the allocations target for one-bed properties to the General Register List was not met, possibly partly due to a number of decant programmes from 55+ accommodation, increasing the number of one-bed properties required by the Transfer List.
57. Given the clear need for one-bed accommodation on the General Register List, regular monitoring of the allocations target for this accommodation type will be crucial in 2026/2027.

Families on the General Register List in Housing Need

58. The housing need for family accommodation on the General Register List (see **Appendix III**) remains high. As of April 2026 there were **265** applicants on the General Register List with a 2-bedroom housing need in Bands 1 to 3, with many more applying all the time. **162** applicants required three-bed properties, **67** applicants required four-bed properties, **19** required five-bed properties and **one** applicant on the General Register List was in need of a six-bed home.
59. Demand for two-bed accommodation is therefore greater on the General Register List than on the Transfer List, although demand for larger family homes of three-bedrooms or more is greatest on the Transfer List. Proportionally, two-bed need is greater on the Homeless List (**51.5%** of families on the General Register List require two-bed accommodation, compared to almost **60%** of those on the Homeless List), although overall numbers on the Homeless List are much smaller.
60. In 2025/2026 **41** two-bedroom properties were allocated to the General Register List and the allocations target was slightly exceeded. **16** three-bed properties, **3** four-bed properties and **1** five-bed property were also let through the General Register. The allocations target to the General Register List must support the need to ensure customers in housing need, including those who may potentially become homeless in the future, have an opportunity to be housed, balanced with the comparable demand on the Homeless List for two-bed properties and the greater demand on the Transfer List for larger family homes.

Allocation Percentage Targets for 2026/2027

61. The following allocations percentage targets have been devised taking into consideration current demand, projected lets and actual lets in the previous financial year.
62. Expected lets for 2026/2027 are anticipated to be 715, based on projected newbuild and acquisition properties and re-let data from 2025/2026.
63. While properties advertised through the Council's Choice Based Lettings System will be allocated to the Homeless, Transfer or Move On Lists in line with allocation percentage targets, sometimes a suitable tenant will not be identified on the List to which the property was advertised. In these cases, a property may be offered to an applicant on an alternative list. Regular monitoring of actual lets to the Homeless, Transfer and Move On Lists will ensure allocation percentage targets are met.

Allocations Percentage Targets for One-Bed Properties

64. The following allocations percentage targets have been set, having regard to the high demand for one-bed properties on the Homeless List and the requirements of residents of supported accommodation who are ready to move on. While demand for one-bed properties on the General Register List remains high, the allocations percentage target remains at 5% in line with the Annual Lettings Plan for 2025-2026. This decision has been informed by the significant pressure the Council continues to face in rehousing single households experiencing homelessness or rough sleeping. In order for the Council to be able to fulfil its statutory obligation to rehouse homeless people it owes a main duty towards, and in order to meet its priority to end rough sleeping, we will need to heavily prioritise the Homeless List and Move On List. In future years it is hoped the allocation of one-bed properties to the General Register List can increase.

Studio Flats and One-Bed Properties					
	Homeless List	Transfer List	Move On List	General Register List	TOTAL
Target	50%	10%	35%	5%	100%
Expected Lets	100	20	70	10	200

Allocations Percentage Targets for 55+ Accommodation and One-Bed General Needs Bungalows

65. The following allocations percentage targets have been set, having regard to the higher number of allocations of this accommodation type to the Transfer List last year, and the need to encourage under-occupiers to downsize in order to free up family accommodation for households in need. For this reason the allocations percentage target to the Transfer List has been increased from 50% to 60%. The allocations percentage target to the Homeless List has been reduced from 25% to 20%, in recognition of the lower demand for this type of accommodation from homeless households, while still offering rehousing opportunities to older homeless applicants. Due to the very small number of Move On applicants who require 55+ designated housing, an allocations percentage target has not been set and allocations to the list will be made as required.

55+ Accommodation and One-Bed General Needs Bungalows				
	Homeless List	Transfer List	General Register List	TOTAL
Target	20%	60%	20%	100%
Expected Lets	9	26	9	44

Allocations Percentage Targets for Two-Bed Properties

66. The following allocations percentage targets have been set, having regard to the high demand for two-bed properties on the Homeless and General Register Lists, and remain unchanged from the Annual Lettings Plan 2025-2026. Due to the very small number of Move On applicants who require family housing, an allocations percentage target has not been set and allocations to the list will be made as required.

Two-Bed Properties					
	Homeless List	Transfer List	Move On List	General Register List	TOTAL
Target	50%	20%	N/A	30%	100%
Expected Lets	130	51	N/A	78	259

Allocations Percentage Targets for Three-Bed Properties

67. The following allocations percentage targets have been set, having regard to the high demand for larger family accommodation on the Transfer List, balanced with the need to move homeless families in temporary accommodation into settled housing and the requirement for family accommodation on the General Register List. The target remains unchanged from 2025/2026.

Three-Bed Properties				
	Homeless List	Transfer List	General Register List	TOTAL
Target	40%	40%	20%	100%
Expected Lets	65	65	32	162

Allocations Percentage Targets for Four-Bed Properties

68. The following allocations percentage targets have been set, having regard to the high demand for larger family accommodation on the Transfer List, balanced with the need to move homeless families in temporary accommodation into settled housing and the requirement for family accommodation on the General Register List. The target remains unchanged from 2025/2026.

Four-Bed Properties				
	Homeless List	Transfer List	General Register List	TOTAL
Target	25%	50%	25%	100%
Expected Lets	12	25	13	50

Appendix I: A Summary of New Build Properties and Acquisitions Expected to become available to Let in 26/27

Development site	Landlord	Flats			Houses				Total
		1-bed	2-bed	3-bed	2-bed	3-bed	4-bed	5-bed	
Barton Park 2&4 (HRA)	OCC	15	44			33	12	5	109
Barton Park 2&4 additional	Places for People	8	16			2	7		33
EOCC - Princes Street	OCC	6	6						12
Hill View Farm	Sovereign	11	8		5	5	9		38
Cinnamenta*	Acquisition	8							8
Oxford North/Canalside	OCC	10	23	11		12	2		58
Horspath Road	OCC	2							2
Renovation units	OCC	7							7
BBL Ph1 Block D	Catalyst/Peabody	20	35	6					61
Railway Lane	OCC		8		5	27	6	1	47
Total New Build		87	140	17	10	79	36	6	375
Projected acquisitions (RRTB and LAHF4)		11		6**			1		18
Total New Build and acquisitions		98	140	23	10	79	37	6	393

*The 8 units at Cinnamenta will be purchased for use as temporary accommodation and will not be available to let

** 3 of these 3-bed units have been identified for use as temporary accommodation and will not be available to let.

Total newbuild and acquisition properties available for allocation through Choice Based Lettings: 382.

Appendix II: A summary of the housing need for 1 bedroom properties on each housing list on 01/04/2026

For single applicants and couples requiring one-bedroom accommodation, this report has focused on housing applicants in Bands 1, 2, 3 and 4, as this is more representative for those considered to be in the greatest housing need for non-family accommodation.

Demand for One-Bedroom Properties

1 Bed Minimum Housing Need (under 55)

Priority Band	Homeless List	General Register List	Transfer List	Total
Band 1	0	8	16	24
Band 2	0	89	42	131
Band 3	56	130	7	193
Band 4	1	220	3	224
Total	57	447	68	572

1 Bedroom Minimum Housing Need (55+)

Priority Band	Homeless List	General Register List	Transfer List	Total
Band 1	0	2	45	47
Band 2	0	19	97	116
Band 3	10	53	31	94
Band 4	0	51	6	57
Total	10	125	179	314

Appendix III: A summary of the housing need for family properties on each housing list on 01/04/2026

When considering the housing need on each housing list this report has focused on the number of households in Bands 1, 2 and 3 requiring family accommodation as they are considered in the greatest housing need on the Housing Register for this type of accommodation.

2 Bedroom Minimum Housing Need

Priority Band	Homeless List	General Register List	Transfer List	Total
Band 1	0	2	13	15
Band 2	0	7	73	80
Band 3	57	256	79	392
Total	57	265	165	487

3 Bed Minimum Housing Need

Priority Band	Homeless List	General Register List	Transfer List	Total
Band 1	0	2	7	9
Band 2	0	13	48	61
Band 3	19	146	337	502
Total	19	161	392	572

4 Bed Minimum Housing Need or Larger

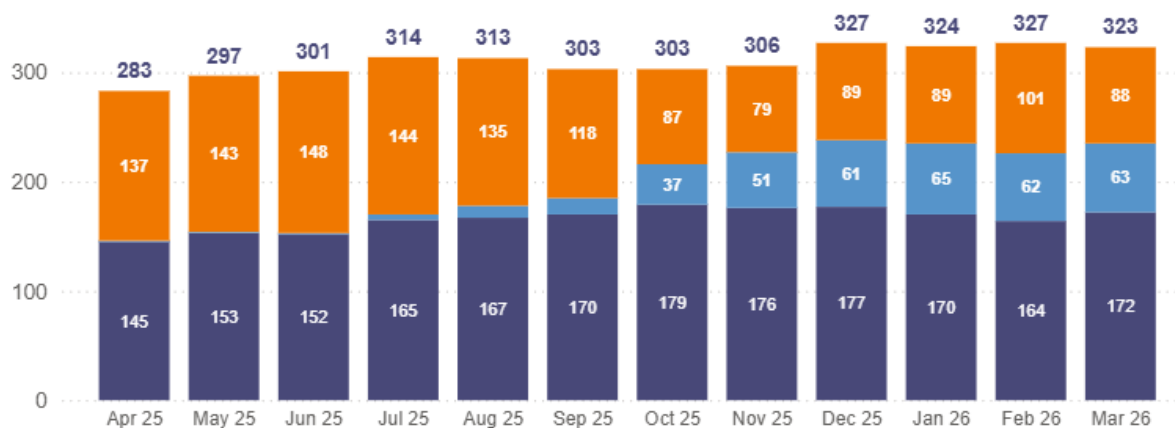
Priority Band	Homeless List	General Register List	Transfer List	Total
Band 1	0	0	0	0
Band 2	0	23	86	109
Band 3	20	64	62	146
Total	20	87	148	255

Appendix IV: A summary of the number of homeless households in temporary accommodation

01/04/25 to 31/03/26

Households in TA at month end

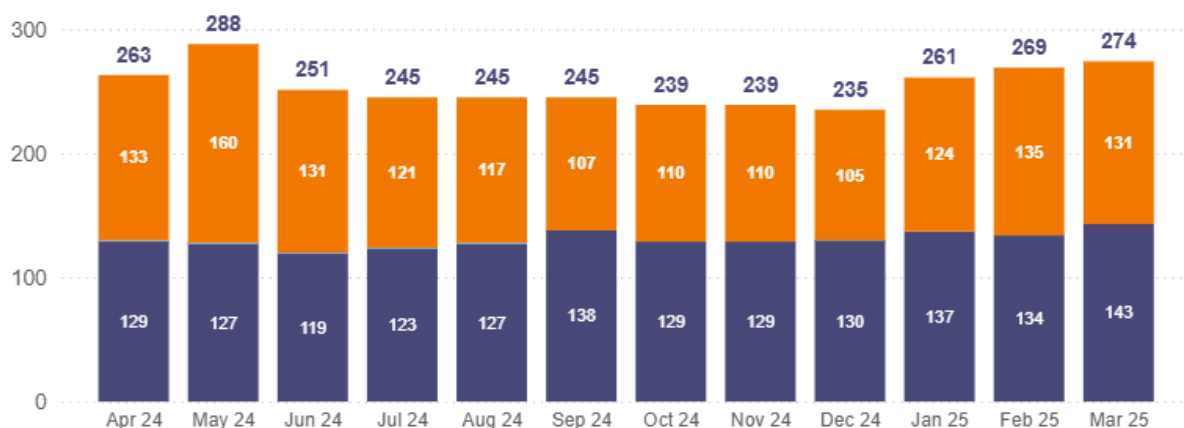
Accom type ● BnB ● Self-C NC ● TA



01/04/24 to 31/03/25

Households in TA at month end

Accom type ● BnB ● Self-C NC ● TA



Appendix V: The Annual Lettings Plan for 2026/27

Studio Flats and One-Bed Properties					
	Homeless List	Transfer List	Move On	General Register List	TOTAL
Target	50%	10%	35%	5%	100%
Expected Lets	100	20	70	10	200
55+ Accommodation and One-Bed General Needs Bungalows					
	Homeless List	Transfer List	Move On	General Register List	TOTAL
Target	20%	60%	N/A	20%	100%
Expected Lets	9	26	N/A	9	44
Two-Bed Properties					
	Homeless List	Transfer List	Move On	General Register List	TOTAL
Target	50%	20%	N/A	30%	100%
Expected Lets	130	51	N/A	78	259
Three-Bed Properties					
	Homeless List	Transfer List	General Register List		TOTAL
Target	40%	40%	20%		100%
Expected Lets	65	65	32		162
Four-Bed Properties					
	Homeless List	Transfer List	General Register List		TOTAL
Target	25%	50%	25%		100%

Expected Lets	12	25	13	50
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