

Lettings Plan



2026/27

What is the plan?

This plan summarises the number and type of council house vacancies we predict coming empty and between 1 April 2026 and 31 March 2027, and the proportion of lettings we expect to be made to each priority band.

For the 2026/27 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 2026 and end of March 2027 (2026/27) are based on the average number and types of homes coming empty in 2026/27. 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 Barnsley, and the length of time applicants were waiting.

There is useful information on our website (www.berneslaihomes.co.uk) about other rehousing options including Housing Associations with waiting lists in Barnsley, 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.

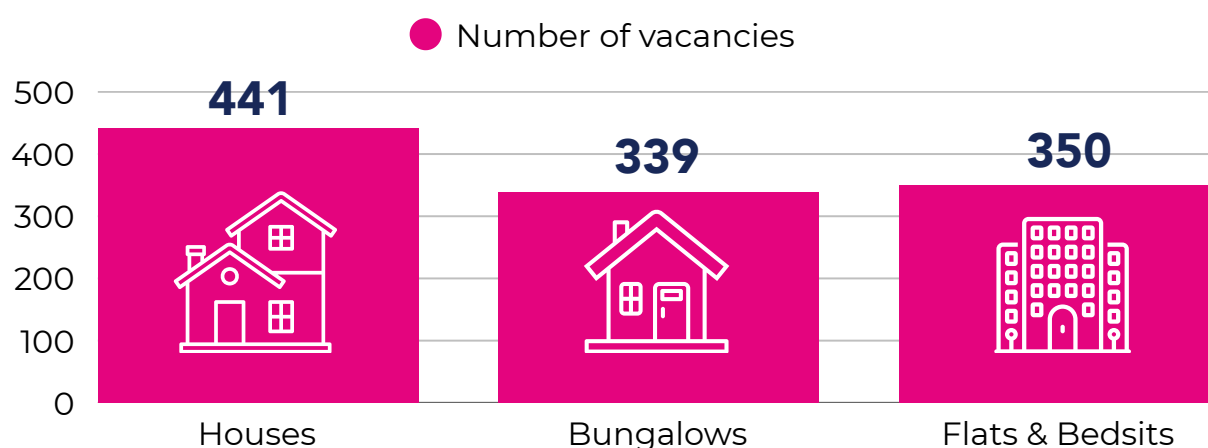
Predicted Vacancies Overall

2026/2027



We predict that
1,130 homes
should come empty

Over the year we are expecting a total of 1,130 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 2026/2027



We predict that
441 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. In 2025/26 we let 55% of all houses to applicants in Band 1 and 44% to applicants in Band 2. This proportion varies by bedroom number.

By priority band we expect the following house vacancies to be advertised and let through our Choice Based Lettings Homeseeker Scheme in 2026/27. This assessment is based on the 379 house lettings we advertised and made through the Choice Based Homeseeker Lettings Policy in 2025/26:

Number of bedrooms	Number we expect to be let in...				TOTAL
	Band 1	Band 2	Band 3	Band 4	
1 bed house	7	1	0	0	8
2 bed house	92	67	2	1	162
3 bed house	132	122	0	0	254
4 bed house	13	3	0	0	16
5 bed house	1	0	0	0	1
TOTAL	245	193	2	1	441

Predicted Bungalow Vacancies 2026/2027



We predict that
339 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 four 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 2026/27. This assessment is based on the 318 bungalows we advertised and let through the Choice Based Homeseeker Lettings Policy in 2025/26:

Number of bedrooms	Number we expect to be let in...				TOTAL
	Band 1	Band 2	Band 3	Band 4	
1 bed bungalow	61	93	27	9	190
2 bed bungalow	46	90	9	0	145
3 bed bungalow	4	0	0	0	4
TOTAL	111	183	36	9	339

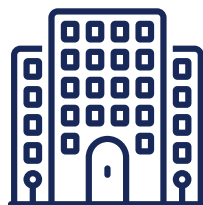


To make the best use of our homes and support our communities, we do have some restrictions on who can apply for and be let a bungalow. The information below gives more information about the type of applicant who can apply for the 339 bungalows we expect empty.

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	65	24	0
People over 60 or with a medical need for one level	87	57	3
People over 60	17	36	0
People over 60 are considered first and then people with medical needs	9	25	1
18 or over	12	3	0
TOTAL	190	145	4



Predicted Flat & Bedsit Vacancies 2026/2027



We predict that
350 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 two 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 2026/27. This assessment is based on the flats and bedsits we advertised and let through the Choice Based Homeseeker Lettings Policy in 2025/26:

Number of bedrooms	Number we expect to be let in...				TOTAL
	Band 1	Band 2	Band 3	Band 4	
Bedsit	10	0	2	8	20
1 bed flat	75	40	41	52	208
2 bed flat	47	39	14	17	117
3 bed flat	1	2	1	1	5
TOTAL	133	81	58	78	350



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, maisonette or bedsit.

The information below gives more information about the type of applicant who can apply for the 350 flats, maisonettes and bedsits 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	3	42	32	0
People over 60 or with a medical need for one level	0	32	15	0
People over 60	9	25	1	0
People over 60 are considered first and then people with medical needs	0	8	2	0
18 or over	8	101	67	5
TOTAL	20	208	117	5



