

Public Document Pack

Housing Select Committee Supplementary Agenda

Wednesday, 9 March 2016

7.30 pm,

Committee Room 1

Civic Suite

Lewisham Town Hall

London SE6 4RU

For more information contact: Timothy Andrew (Tel: 0208 3147916)

This meeting is an open meeting and all items on the agenda may be audio recorded and/or filmed.

Part 1

Item	Pages
5. Annual lettings plan	1 - 20

This page is intentionally left blank

Housing Select Committee		
Title	Annual Lettings Plan 2016/17	
Contributors	Executive Director for Customer Services	Item 5 – supplement
Class	Part 1 (open)	09 March 2016

Reasons for lateness and urgency

This report is late due to the need to provide Housing Select Committee with the latest information regarding the lettings performance data and projections for the next financial year. It is urgent as there is no other occasion for Committee to consider the Annual Lettings Plan prior to it being considered by Mayor and Cabinet.

1. Summary and purpose of this report

- 1.1 This report sets out the proposed number of lettings for the Council and other providers for 2016/17 and seeks approval for the changes. We project a continuing downturn in the number of available lettings in 2016/17 of 901 (19%). The housing supply and demand trend since 2011/12 demonstrates a chronic shortage in new supply and relets of 39%. Accordingly, the continued proposals for the plan are to continue to achieve the strategic Council priorities as laid out in the 2015-20 Housing Strategy.
- 1.2 Our priorities best distributes to those in most need, reducing households in unsuitable and costly temporary accommodation, reducing under occupation and severe overcrowding, moving single vulnerable households on from supported accommodation to independence and supporting the regeneration of designated housing estates.
- 1.3 Since 2011/12 numbers in nightly paid temporary accommodation has increased to 67%. We have continued to keep the increased number of lettings to homeless households to keep pace with the increase in accepted homeless applications and reduced supply.
- 1.4 This report also presents the final lettings outcomes for 2014/15 and the position for the first nine months of 2015/16 (1st April '15 to 31st December '15). It also shows the current demand position on the housing register. This reflects performance in supply and demand management since April 2015 and informs the proposed lettings plan for 2016/17.

2. Policy context

- 2.1 Lewisham's Sustainable Community Strategy 2008-2020 contains the shared priorities for the borough that sets out a framework for improving the quality of life and life chances for all who live in the borough. The Annual Lettings Plan (ALP) works towards meeting the 'Clean green and liveable' priority to enable people to live in high quality housing and can care for and enjoy their environment.

- 2.2 The Council's 10 corporate priorities determine what contribution the Council will make towards the delivery of the Community Strategy priorities. This report meets the 'decent homes for all' priority which seeks investment in social and affordable housing to achieve the decent homes standard and tackle homelessness.

3. Recommendations

The Committee is recommended to:

- 3.1 Note the lettings outcomes for 2014/15 and 2015/16 and the position on the housing register.
- 3.2 Note the proposed Lettings Plan for 2016/17.

4. Background

- 4.1 Housing Allocations schemes are governed by legislation which requires housing authorities to determine and publish a lettings scheme setting out how it will prioritise applications for social housing. It is a requirement that certain groups are given "reasonable preference" within the policy. These groups are:
- People who are homeless
 - Those living in unsatisfactory housing, e.g. overcrowded or lacking amenities
 - Those who need to move on medical grounds
 - Those who need to move to a particular locality within the district where it would cause hardship if they were unable to do so
 - Those owed a duty under other relevant legislation such as a prohibition order on a property.
- 4.2 Allocation policies must give preference to these groups above others. There is no requirement to give an equal weighting to all of the reasonable preference categories. From December 2014 to December 2015 numbers of households in temporary accommodation have stabilised, in part because of the increase of lettings to this priority group. However, overall since 2011 numbers in temporary accommodation have increased by 67%.
- 4.3 A key element of the allocations scheme is the Annual Lettings Plan which should be agreed by Members each year. This outlines the distribution between applicants with differing needs of the supply of lettings expected over the coming year.
- 4.4 Five priority areas (in no priority order, below) have been identified for the plan:
- Homeless households in temporary accommodation – in order to sustain the numbers in temporary accommodation at a manageable level and ensure that possible pressures from homeless demand as a result of the welfare benefit changes already introduced and those planned to be introduced are contained
 - Decants – based on projected need from schemes due to go on site imminently, in order to ensure schemes start on time and the council maximises the benefit from funding secured for current regeneration schemes
 - Under-occupation – a national priority, there are a high number of under occupiers registered which has increased largely due to the spare room subsidy. The Trading Places project team has been introduced working in conjunction with Registered Housing Providers to identify other ways to reduce the levels of under-

occupation in social housing stock.

- Severe overcrowding (2 bedrooms or more) – a key local and national priority
- Move-on from supported housing schemes – to cater for the need to decant a number of supported schemes, moving vulnerable households into independent homes and to free up supported housing bed spaces for those with support needs waiting for accommodation

4.5 It is anticipated that there will be a very small reduction in lets and new supply; let's for 15/16 were expected at 1,098, however projections indicate that this figure will be closer to 1,110. We envisage because of legislative changes people will be less inclined to move and estimate a reduction of relets by 10% in 16/17.

4.6 Since the introduction of Affordable Rents (AR) and Fixed Term (FT) tenancies (four years ago) there is evidence from the Trading Places Team's work that this type of tenancy is not attractive to transferring tenants particularly under occupiers which contributes to the reduction in relets within existing social housing stock as reflected in the supply and demand report.

In 14/15 there were 293 lets to AF/FT properties; representing 25% of the total number of lets of 1,158. In 15/16 (1st April – 31st December 2015) there has been 218 let or approved to let, representing 24% of the 895 lets. There is no shortage in demand for these tenancies for homeless households.

4.7 The Mayor of London launched Housing Moves pan-London mobility scheme in May 2012. Lewisham continues to actively participate. Lewisham's contribution for 15/16 is 74 lets across 1-3 bedroom units. To date Lewisham has offered 41 properties and has successfully let 11 properties. Due to Lewisham being a successful 'importer' of housing applicants Housing Moves has since reduced Lewisham's contribution for 15/16 as they are balancing the scheme by way of equalisation.

*NB The contribution offers an opportunity for Lewisham applicants to obtain the same number of lets to properties elsewhere in London. There is no net loss in available lettings to Lewisham applicants. Priorities for moves include employment and under-occupation, which are also key priorities for Lewisham.

5. Lettings outcomes 2014/15 and 2015/16

5.1 A summary of the main outturn results in lettings is shown below. Full details are provided in Appendices 2 & 3.

	2011/12	2012/13	2013/14	2014/15	15/16 1 st Apr-31 st Dec	Projected 2015/16
General needs lets	1486	1408	1119	996	682	981
Special lets *	336	345	286	152	79	115
Housing moves	0	6	11	10	11	14
Total lets	1822	1,759	1,416	1,158	772	1,110

(*Note - special lets include, sheltered lets, disabled units and temporary to permanent tenancy sign ups).

The projected outturn for 2015/16 is 1,110 which is 4% (48 lettings) below the previous year. Let's have reduced by 712 units (39%) in 5 years.

5.2 An analysis of the overall percentage of lettings to each band shows the following:

	Actual % of lets 14/15	Percentage of lets Apr – Dec '15	Percentage of lets 15/16 target
Band 1	17.4%	13.7%	15.2%
Band 2	21.8%	22.0%	19.5%
Band 3	46.8%	52.6%	41.7%
Special lets*	13.1%	10.2%	18.8%
Housing Moves	0.9%	1.4%	4.8%

(*Note - special lets include, sheltered lets, disabled units and temporary to permanent tenancy sign ups)

** Note – 164 lets awaiting resulting which may alter the distribution of percentages)

5.3 The increase in lets to band 3 is attributed to 80% of two beds and 70% of three beds being offered to households in temporary accommodation who are band 3 priority.

5.4 The decrease in lets to 'Special Lets' is attributed to the reduction of available lets to both disabled and sheltered housing customers.

5.5 In 2015/16 five priorities outlined in 4.4 were set from all the categories in the three bands. These priorities were where we decided to target a number of allocations in order to ensure a minimum level of rehousing from these groups. The remainder of allocations went to the other categories within the banding scheme.

5.6 Decants are broadly performing to target.

Scheme	Households moved via CBL	Direct matched	
Heathside & Lethbridge	3	48	
Excalibur	5	9	
Milford Towers	5		
Kenton		8	
Somerville		13	
Individual decants	9		
Total	22	78	100

***Note – Decanting tenants who are 'direct matched' are not included in the final outturn figures as they are not moved via CBL.

5.8 An analysis of waiting times for lettings broken down by the various categories of need is shown at Appendix 4 and 5. The shortest waiting time in 14/15 was in band 2 at 4.8 weeks and in the current year in band 1 at 0.5 weeks. So far in 2015/16 the overall average wait for 1 bed needs across all bands is 86.4 weeks, a significant decrease in wait time from the previous year at 114.7 weeks. For 4 or more bedrooms it is currently 177.6 weeks' a significant increase from the previous year at 130.3 weeks. This analysis also provides a framework for advice to housing

applicants; the average wait for each category of applicant for different bedroom requirements representing a guide to future rehousing prospects.

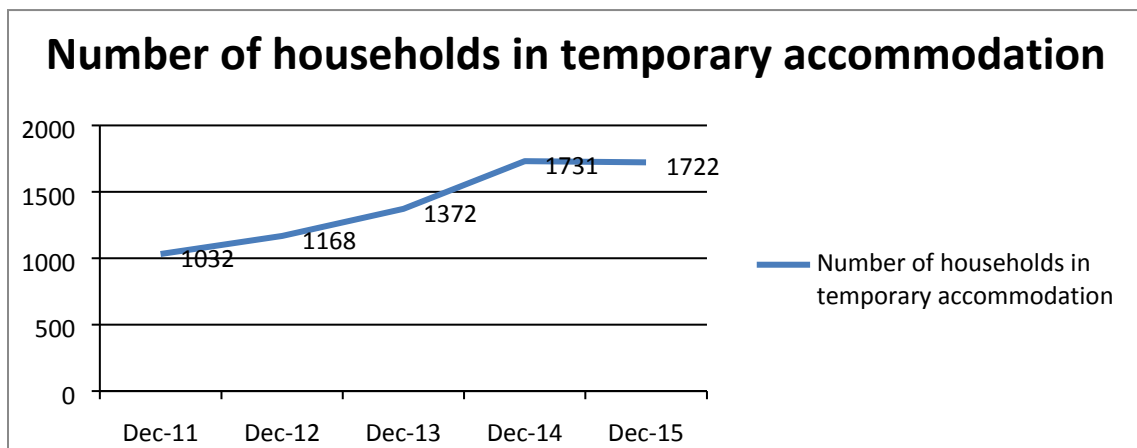
6. Proposed plan for 2016/17

- 6.1 The Lettings Plan proposed is set out at **Appendix 1**. It projects a decrease in the overall supply of new build accommodation, 125 across all tenures in 16/17. Re-lets have decreased consistently over the last few years and is projected for 16/17 to be 776 (this includes temp to perm and direct lets) a reduction of 10%. A total projected letting for 16/17 is 901.
- 6.2 The retention of these 5 priorities reflects a continuing need to focus on these groups and ensure rehousing in these areas is supported. However, it must be noted with the continued increased percentage of lettings to priority homeless, to reduce the number of households in temporary accommodation, will impact on the number of lettings available to the other four priority groups. The remaining let's not targeted to priority homeless have been spread across bands 1-3 to ensure that we maximise rehousing opportunities to those in the highest need. Groups in bands 1-3 who will benefit from the small number of remaining lets include emergency cases (e.g. those we agreed to move as a result of violence) care leavers, homeless prevention, medical needs and households who are overcrowded by one bedroom.
- 6.3 The current housing register has 9,268 households (as at 31.12.15). In 15/16 (01.04.15 – 31.12.15) we have advertised 895 properties to let, this reflects that demand far outweighs supply.
- 6.4 There are 810 households registered in band 1 as under occupiers, this is an increase of 44 from last year despite moving 110 under occupying households. The increase can be attributed to the ongoing impact of the 'bedroom tax'. The Trading Places Team continues to work with this group in order to release larger homes supporting the Housing Strategy. This remains a key priority for 2016/17 and the Trading Places Team are utilising other options to obtain moves such as facilitating mutual exchange moves and chain lettings. The table below represents properties released via the Trading Places Team and the size property they moved to.

	Bed size moved to				Total Moves
Bed Size released	1	2	3	4+	
2	43				43
3	34	18			52
4+	4	6	4	1	15
Total	81	24	4	1	110

- 6.5 This year the team was tasked with supporting tenants both generally under occupying and those affected by the bedroom tax. The intensive support work carried out by the team has meant that out of the 110 tenants moved, 61 are no longer affected by the bedroom tax and as such are no longer at such a high risk of eviction.
- 6.6 The team has also facilitated a series of chain lettings. Specifically, 43 two bedroom properties released have been advertised as preference to homeless households, helping to alleviate the large numbers of homeless families in temporary accommodation. 67 larger sized properties have all been advertised as preference to overcrowded tenants which has worked to tackle both the issues of overcrowding within the borough as well as the lack of general supply and relets.
- 6.7 Trading Places has worked effectively with Housing Benefit and the different housing providers to pilot a scheme around the more effective use of the discretionary housing payment budget and will continue to implement this in order to provide support to those tenants affected by the bedroom tax who are actively seeking to downsize. The project is currently supporting 195 tenants to move; 109 of which are affected by the bedroom tax and who are reliant on the continuous support provided by the team to ensure a move to a smaller, more affordable home.
- 6.8 There are currently 216 cases registered with a decant need. The number of council decants needing rehousing next year is higher than last year and still requires a percentage of lettings to account for future phases on several of the council's major regeneration schemes on Excalibur, Heathside & Lethbridge, Milford Towers, and Deptford. Additionally, there is a small 'young person's pathway' decant planned and we expect several ad-hoc decant requests from our housing partners throughout the year.
- 6.9 Move on within the supported housing pathway remains a number one priority for SHIP and the pathway providers. The supported housing move-on nominations are an integral part of the move on from the pathway and in preventing homeless applications within the single homeless cohort. They also enable us and our partners to much better manage the flow of people through supported housing and wider pathways. Nominations are being used to provide much better access to move on within the mental health supported housing cohort also to "de-silt" these schemes, supporting quicker hospital discharge, step down from expensive registered care placements and promoting better health outcomes within the mental health sector; let alone helping to continue to reduce rough sleeping through supported housing and initiatives such as Housing First. The mental health pathway is to increase by an additional 50 units in order to facilitate step down from expensive registered care placements, the young person's pathway by a further 15 units, and the vulnerable adults pathway will increase the amount of "move through" or last stage accommodation by a similar number. There are currently 175 supported housing move-on nominations on the register and 50 further clients within the pathway assessed as move-on ready at this material time
- 6.11 There are 446 serious overcrowded cases registered that lack two or more bedrooms, a slight increase from last year at 414. 46 severely overcrowded households moved up to 31/12/15 an increase for the same period of time in 14/15 at 30. Targets will continue to be set for this group in 2016/17 as it remains a priority area. Trading Places are continuing to facilitate chain lets; three bedroom properties released via the scheme are advertised as preference to overcrowded households.

- 6.12 There were 1,722 households in temporary accommodation at the end of December 2015 an increase of 67% in 5 years. However, following the focused work including procuring PSL and Hostels, 'prevention work' and increasing the lettings to this priority group we have for the first time in five years stabilized the number of households in temporary accommodation; a small decrease from last year of 0.5% (9 households).



- 6.13 The production of a detailed Lettings Plan, targeting a range of priorities in each band is a more proactive and focused way of addressing lettings priorities. It is however, administratively intensive and requires ongoing monthly monitoring of performance against targets in order to ensure that targets within the plan are reached. A half year review of progress against the lettings plan targets will be undertaken and will be reported back to the Housing Select Committee and Mayor & Cabinet thereafter if changes to the plan are required.

7. Financial implications

- 7.1 There are significant costs associated with housing generally, including managing the allocations service, managing the provision of council housing and providing services to those experiencing homelessness. All of these are affected over time by the demand for housing. The lettings plan is merely the means by which that demand is allocated to existing properties. As such, changes to the plan do not have direct financial implications.
- 7.2 Council regeneration schemes are currently performing successfully. It is worth noting, however, that the Council's financial plans in respect of these schemes are dependent on the timely and effective operation of decant programmes and any delays in such programmes would have a negative impact on those plans.

8. Legal and human rights implications

- 8.1 Section 159(1) of the Housing Act 1996 requires a local authority to comply with Part 6 of the Act (sections 159 to 174) in allocating housing accommodation. Section 159(7) provides that "subject to the provisions of this Part, a local housing authority may allocate housing accommodation in such manner as they consider appropriate." Section 169 provides that, when exercising their functions under Part 6 of the 1996 Act, as amended by the 2002 Homelessness Act, local housing authorities "shall have regard to such guidance as may be given by the Secretary of State" when carrying out their role in allocating social housing.

- 8.2 In compliance with section 166A (of the 1996 Act,) Lewisham Housing Authority has a scheme (Allocations Policy), "... for determining priorities,..." which sets out the procedure to be followed when allocating housing accommodation.
- 8.3 The 'Allocation of accommodation; guidance for local housing authorities in England' was published on 29th June 2012. It replaced all previous guidance on social housing allocations. It expressly aims to assist local housing authorities to take advantage of the provisions within the Localism Act 2011. It also encourages authorities to make use of the existing flexibilities within the allocation legislation to ensure that social homes are allocated to people who are deemed to need and deserve them the most, such as "hard working" families and members of the Armed Forces. Further Guidance, namely "Providing social housing for local people" [Statutory guidance on social housing allocations for local authorities in England] was published in December 2013
- 8.4 The Localism Act 2011 introduced a number of significant amendments to Part 6 of the 1996 Act. Of particular relevance here are the following provisions: Section 160ZA was inserted by the Localism Act 2011. It established the concept of the qualifying person. Social housing may only be allocated to 'qualifying persons' and housing authorities are given the power to determine what classes of persons are or are not qualified to be allocated Housing (s.160ZA(6) and (7)).
- 8.5 Section 166A requires housing authorities in England to allocate accommodation in accordance with a scheme which must be framed to ensure that certain categories of applicants are given reasonable preference for an allocation of social housing. Section 166A(9) includes a new requirement for an allocation scheme to give a right to review a decision on qualification in s.160AZ(9), and to inform such affected persons of the decision on the review and the grounds for it. This is in addition to the existing right to review a decision on eligibility.
- 8.6 Section 166A(12) provides that housing authorities must have regard to both their homelessness and tenancy strategies when framing their allocation scheme. The requirement for an allocation scheme to contain a statement of the authority's policy on offering a choice of accommodation or the opportunity to express preferences about their accommodation is retained. (s.166A(2)). However, the requirement to provide a copy of this statement to people to whom they owe a homelessness duty (under s.193(3A) or s.195(3A) of the 1996 Act) is repealed by s.148(2) and s.149(3) of the Localism Act 2011. This is because, following the changes to the main homelessness duty made by the Localism Act 2011, there can no longer be a presumption that the homelessness duty will be brought to an end in most cases with an allocation under Part 6.
- 8.7 The European Convention on Human Rights states in Article 8 that "Everyone has the right to respect for his private and family life, his home and correspondence". The Human Rights Act 1998 incorporates the Convention. Whilst it does not, however, necessarily mean that everyone has an immediate *right* to a home, (because Article 8 is a "qualified" right and therefore is capable in certain circumstances, of being lawfully and legitimately interfered with,) the provision by an Authority of a relevant proactive Allocations Policy and Lettings Plan does assist to reinforce the Article 8 principles.
- 8.8 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age,

disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

- 8.9 In summary, the Council must, in the exercise of its functions, have due regard to the need to:
- eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.
 - advance equality of opportunity between people who share a protected characteristic and those who do not.
 - foster good relations between people who share a protected characteristic and those who do not.
- 8.10 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the Mayor, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 8.11 The Equality and Human Rights Commission issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at:
<http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 8.12 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
 2. Meeting the equality duty in policy and decision-making
 3. Engagement and the equality duty
 4. Equality objectives and the equality duty
 5. Equality information and the equality duty
- 8.13 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at:
<http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>

9. Crime and disorder implications

- 9.1 The allocations scheme recognises the importance of housing in responding to the needs of victims of crime who can be awarded emergency priority where their life is in danger and their case is supported by the police. These include applicants under the witness protection program. Furthermore, the scheme contributes to reducing offending and awards priority for offenders (dependent upon the nature of their offence), imprisoned for over 13 weeks who relinquish their existing social tenancy.

10. Equalities implications

- 10.1 An assessment of the equalities issues arising from the Lettings Plan has been carried out in order to comply with the council's duties under the Equalities Act 2010.
- 10.2 The lettings plan priorities have generally positive impacts, covered in point 5 above and reflect the need to focus targets on key local and national priorities around housing need. The allocation of targets to each band ensures that all groups with priority under the allocations scheme receive a percentage of lettings.
- 10.3 Applicants who join the housing register are asked to complete monitoring in relation to their gender, age, ethnicity, disability, sexual orientation and religion or belief. Appendix 7 and 8 show the ethnic profile of lettings by bedroom size for 2014/15 and 2015/16 so far.
- 10.4 The lettings outturn for different ethnic groups showed a similar profile to previous periods and there were no significant increases or reduction across groups. The number of households not disclosing their ethnicity remains. When implementing the new Allocation Policy in October 2012 we also introduced a new housing application with an updated ethnic monitoring form which will help us improve the data we capture.

11. Environmental implications

- 11.1 There are no environmental implications.

12. Background documents and originator

- 12.1 There are two background documents to this report which are held at the Housing Options Centre:
- The housing register analysis; and
 - Equalities issues associated with the plan.
- 12.2 If you require more information on this report please contact Genevieve Macklin, Head of Strategic Housing on 0208 314 6057.

Appendix 1 – Lettings Plan 2016/17

Band & Rehousing Reason	Bed Size					Total	% of general lets	% of all lets
	Studio	1	2	3	4+			
Band 1								
Decant	0	45	33	19	17	114	14.00%	12.65%
Un Occ High Demand	0	43	10	1	0	54	6.63%	5.99%
All other band 1	1	31	8	2	0	42	5.16%	4.66%
Total Band 1	1	119	51	22	17	210	25.80%	23.31%
Band 2								
Overcrowded by 2 bed or more	0	0	3	37	7	47	5.77%	5.22%
Supported Housing Move On	29	54	0	0	0	83	10.20%	9.21%
All other band 2	0	7	44	7	0	58	7.13%	6.44%
Total Band 2	29	61	47	44	7	188	23.10%	20.87%
Band 3								
Priority Homeless	2	25	195	84	6	312	38.33%	34.63%
All other band 3	9	68	1	22	4	104	12.78%	11.54%
Total Band 3	11	93	196	106	10	416	51.11%	46.17%
Grand Total	41	273	294	172	34	814	100.00%	90.34%
							% of Special lets	% of all lets
Special Lets								
Temp to Perm	0	2	26	9	2	39	51.32%	4.33%
Sheltered	6	22		0	0	28	36.84%	3.11%
Disabled	0	5	4	0	0	9	11.84%	1.00%
Total Special Lets	6	29	30	9	2	76	100.00%	8.44%
Housing Moves	0	4	4	3	0	11		1.22%
Overall total lets	47	306	328	184	36	901		100.00%

Appendix 2 - Total Lettings – 2014/15

Band & Rehousing Reason	Bed Size					Grand Total	% of General Lets	% of All Lets
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed +			
Band 1								
Decant		13	9	7	2	31	3.1%	2.7%
Emergency		2	6	5		13	1.3%	1.1%
Leaving Care		39	7			46	4.6%	4.0%
OC Unable to Succeed Tenancy		2				2	0.2%	0.2%
Retiring LBL Tenant Employee		1				1	0.1%	0.1%
Starred Decant Priority			3	4	2	9	0.9%	0.8%
Succession Too Large Property		3				3	0.3%	0.3%
Under Occ High Demand		75	14	6	1	96	9.6%	8.3%
Band 1 Total		135	39	22	5	201	20.2%	17.4%
Band 2								
Homeless Prevention		4	40			44	4.4%	3.8%
Medical High		9	9	11	2	31	3.1%	2.7%
Overcrowded by 2 bed or more			5	32	13	50	5.0%	4.3%
Supported Housing Move On	25	101	2			128	12.9%	11.1%
Band 2 Total	25	114	56	43	15	253	25.4%	21.8%
Band 3								
Medical Low	7	32	2	3		44	4.4%	3.8%
Overcrowded By 1 Bed	8	34	5	19	1	67	6.7%	5.8%
Priority Homeless	4	37	233	94	38	406	40.8%	35.1%
Welfare	5	19	1			25	2.5%	2.2%
Band 3 Total	24	122	241	116	39	542	54.4%	46.8%
Grand Total	49	371	336	181	59	996	100.0%	86.0%
Special Lets	Bed Size					Grand Total	% of Special Lets	% of All Lets
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed +			
Temp to Perm		7	32	14	2	55	36.2%	4.7%
Sheltered	6	58	1			65	42.8%	5.6%
Disabled		11	10	11		32	21.1%	2.8%
Total Special Lets	6	76	43	25	2	152	100.0%	13.1%
Housing Moves		3	4	3		10		0.9%
Overall Total Lets	55	450	383	209	61	1158		100.0%

Appendix 3 – Total Lettings 15/16 – (1st April '15 – 31st December '15)

Band & Rehousing Reason	Bed Size					Grand Total	% of General Lets	% of All Lets
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed			
<u>Band 1</u>								
Decant		11	2	2		15	2.2%	1.9%
Emergency		1	2	1		4	0.6%	0.5%
Leaving Care	1	23	3			27	4.0%	3.5%
Leaving Institutions		1				1	0.1%	0.1%
Management Discretion 1		2				2	0.3%	0.3%
Retiring LBL Tenant Employee			1	1		2	0.3%	0.3%
Starred Decant Priority			2			2	0.3%	0.3%
Succession Too Large Property		2				2	0.3%	0.3%
Under Occ High Demand		41	9	1		51	7.5%	6.6%
<u>Band 1 Total</u>	1	81	19	5		106	15.5%	13.7%
<u>Band 2</u>								
Homeless Prevention		3	41	3		47	6.9%	6.1%
Medical High		4		4		8	1.2%	1.0%
Overcrowded by 2 bed or more			3	35	8	46	6.7%	6.0%
Supported Housing Move On	24	45				69	10.1%	8.9%
<u>Band 2 Total</u>	24	52	44	42	8	170	24.9%	22.0%
<u>Band 3</u>								
Former Armed Forces Personnel		1				1	0.1%	0.1%
Medical Low	5	26	1		1	33	4.8%	4.3%
Overcrowded By 1 Bed	1	25		21	3	50	7.3%	6.5%
Priority Homeless	2	24	192	82	8	308	45.2%	39.9%
Welfare	2	12				14	2.1%	1.8%
<u>Band 3 Total</u>	10	88	193	103	12	406	59.5%	52.6%
<u>Grand Total</u>	35	221	256	150	20	682	100.0%	88.3%
Special Lets	Bed Size					Grand Total	% of Special Lets	% of All Lets
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed +			
Temp to Perm		2	29	11		42	53.2%	5.4%
Sheltered	6	22				28	35.4%	3.6%
Disabled		5	4			9	11.4%	1.2%
<u>Total Special Lets</u>	6	29	33	11	0	79	100.0%	10.2%
Housing Moves		4	4	3		11		1.4%
<u>Overall Total Lets</u>	41	254	293	164	20	772		100.0%

NB – There were an additional 78 lettings to decanting tenants bringing the total moves to 100 exceeding the target of 92.

Appendix 4 - Average waiting times based on lettings outcomes (weeks) 2014/15

Band & Rehousing Reason	Bed Size					Average
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed +	
<u>Band 1</u>						
Decant		147.4	121.0	117.8	97.7	130.0
Emergency		23.2	15.0	22.5		18.9
Exceptional Medical		17.5				17.5
Leaving Care		85.1	114.9			89.6
OC Unable to Succeed Tenancy		20.2				20.2
Retiring LBL Tenant Employee		36.6				36.6
Starred Decant Priority		104.7	141.5	142.4	148.4	136.4
Succession Too Large Property		15.6				15.6
Under Occ High Demand		326.7	428.3	87.9	232.0	326.7
<u>Band 1 Total</u>		223.1	215.8	93.5	144.8	206.5
<u>Band 2</u>						
Homeless Prevention		4.8	32.5			30.1
Medical High		105.8	27.2	140.6	87.4	97.6
Overcrowded by 2 bed or more			50.8	78.0	228.5	114.4
Supported Housing Move-On	6.9	9.0	34.4			9.0
<u>Band 2 Total</u>	6.9	21.1	33.0	99.7	209.7	46.7
<u>Band 3</u>						
Medical Low	87.0	108.1	107.0	251.4		116.9
Overcrowded By 1 Bed	110.2	102.5	195.8	265.3	198.4	160.1
Priority Homeless	34.5	46.0	101.5	108.3	95.2	96.4
Welfare	40.4	84.3	113.1			76.3
<u>Band 3 Total</u>	69.1	85.7	104.0	140.4	97.9	104.2
<u>Grand Total</u>	40.8	114.7	104.7	124.4	130.3	110.3

Appendix 5 - Average waiting times based on lettings outcomes (weeks) - April 1st 2015 – 31st December 2015

Avg. Weeks Taken	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	Grand Total
<u>Band 1</u>						
Decant		91.2	147.1	112.7		106.8
Emergency		0.8	50.2	20.7		23.9
Exceptional Medical				9.9		9.9
Leaving Care	18.4	75.2	31.8			68.0
Leaving Institutions		4.9				4.9
Management Discretion 1		0.5				0.5
Retiring LBL Tenant Employee		2.1	41.5	39.7		25.4
Starred decant priority		6.7	48.2			34.4
Succession Too Large Property		5.9				5.9
Un Occ High Demand		196.7	340.1	53.6		217.8
<u>Band 1 Total</u>	18.4	129.2	198.7	59.0		137.1
<u>Band 2</u>						
Homeless Prevention		18.1	55.1	51.8		51.6
Management Discretion 2		3.4				3.4
Medical High		73.9	343.3	110.2		150.1
Overcrowded by 2 bed or more			49.9	95.4	227.4	114.5
Supported Housing Move On	6.3	9.0	1.0			8.0
<u>Band 2 Total</u>	6.3	16.6	74.1	94.6	227.4	59.2
<u>Band 3</u>						
Former armed forces personnel		33.7				33.7
Management Discretion 3		11.1				11.1
Medical Low	98.9	111.3	325.3		795.4	132.5
Overcrowded By 1 Bed	60.0	113.6	38.9	262.8	139.7	163.3
Priority Homeless	43.4	53.7	92.6	108.2	94.4	93.3
Welfare	35.6	68.0				61.0
<u>Band 3 Total</u>	54.1	86.7	93.1	134.0	149.5	101.9
<u>Grand Total</u>	25.3	86.4	98.8	119.6	177.6	97.5

Appendix 6 - Let's to AF/FT properties 2014/15

Applicant Type & Rehousing Reason	Bed Size					Grand Total
	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed +	
<u>Applicants</u>						
Homeless Prevention		2	6			8
Leaving Care		11	2			13
Medical High			1	2	1	4
Medical Low		14	1	2		17
Overcrowded By 1 Bed	1	13	1	1		16
Overcrowded by 2 bed or more			2	6	1	9
Starred Decant Priority					2	2
Supported Housing Move-On	2	22				24
Welfare		2				2
<u>Total Applicants</u>	3	64	13	11	4	95
<u>Homeless</u>						
Priority Homeless	2	15	75	32	16	140
<u>Total Homeless</u>	2	15	75	32	16	140
<u>Transfers</u>						
Decant		1	1	1		3
Emergency		1	2			3
Medical High		3	4	3		10
Medical Low	1	2	1	2		6
Overcrowded By 1 Bed			1	6	1	8
Overcrowded by 2 bed or more					3	3
Success Too Large Property		1				1
Supported Housing Move-On		6				6
Un Occ High Demand		13	2	1	1	17
Welfare			1			1
<u>Total Transfers</u>	1	27	12	13	5	58
<u>Grand Total</u>	6	106	100	56	25	293

Appendix 7 - Let's to AF/FT properties 2015/16 – (1st April '15 to 31st December 2015)

Lets to AF/FT	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	Grand Total
Band 1						
Decant		2	3			5
Emergency		1		1		2
Exceptional Medical				1		1
Leaving Care		2	1			3
Retiring LBL Tenant Employee		2				2
Un Occ High Demand		10	2	2		14
Band 1 Total		17	6	4		27
Band 2						
Homeless Prevention		1	16	1		18
Medical High		4	1	3		8
Overcrowded by 2 bed or more			1	6	2	9
Supported Housing Move On		8	1			9
Band 2 Total		13	19	10	2	44
Band 3 Total						
Medical Low		13	1			14
Overcrowded By 1 Bed	1	7	2	3	2	15
Priority Homeless		19	63	30	3	115
Welfare		3				3
Band 3 Total	1.0	42	66	33	5	147
Grand Total	1.0	72	91	47	7	218

Appendix 8 – Ethnicity Monitoring of Lettings 2014/15

Ethnic monitoring of lettings	Bed Size										Total	
	0 Bed		1 Bed		2 Bed		3 Bed		4 Bed +		Total Count of Bedroom	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
African	6	0.5%	44	4.0%	49	4.5%	43	3.9%	16	1.5%	158	14.5%
Any other Asian background	1	0.1%	5	0.5%	10	0.9%	4	0.4%	1	0.1%	21	1.9%
Any other Black/ African/ Caribbean background		0.0%	8	0.7%	16	1.5%	10	0.9%	6	0.5%	40	3.7%
Any other ethnic group	6	0.5%	4	0.4%	13	1.2%	9	0.8%	2	0.2%	34	3.1%
Any other mixed/ multiple ethnic background		0.0%	6	0.5%		0.0%	1	0.1%	2	0.2%	9	0.8%
Any other White background	2	0.2%	17	1.6%	13	1.2%	9	0.8%	1	0.1%	42	3.8%
Arab		0.0%	2	0.2%		0.0%		0.0%		0.0%	2	0.2%
Bangladeshi		0.0%		0.0%	1	0.1%	1	0.1%		0.0%	2	0.2%
Caribbean	6	0.5%	83	7.6%	64	5.9%	31	2.8%	12	1.1%	196	17.9%
Chinese		0.0%	3	0.3%	7	0.6%	3	0.3%		0.0%	13	1.2%
English/Welsh/Scottish/Northern Irish/British	16	1.5%	110	10.1%	65	5.9%	24	2.2%	5	0.5%	220	20.1%
Irish	1	0.1%	3	0.3%	2	0.2%	2	0.2%		0.0%	8	0.7%
Not disclosed	15	1.4%	140	12.8%	98	9.0%	48	4.4%	14	1.3%	315	28.8%
Pakistani		0.0%	1	0.1%		0.0%		0.0%		0.0%	1	0.1%
White and Black African		0.0%	4	0.4%		0.0%		0.0%		0.0%	4	0.4%
White and Black Caribbean	2	0.2%	10	0.9%	9	0.8%	7	0.6%		0.0%	28	2.6%
Grand Total	55	5.0%	440	40.3%	347	31.7%	192	17.6%	59	5.4%	1093	100.0%

Appendix 9 - Ethnicity Monitoring of Lettings 2015/16 – (1st April '15 – 31st December'15)

Ethnic monitoring of lettings	0 Bed		1 Bed		2 Bed		3 Bed		4 Bed		Total	
	Number	%	Number	%	Number	%	Number	%	Number	%	Number	%
African	6	0.7%	33	3.7%	61	6.8%	38	4.2%	8	0.9%	146	16.3%
Any other Asian background	2	0.2%	7	0.8%	7	0.8%	6	0.7%		0.0%	22	2.5%
Any other Black/ African/ Caribbean background		0.0%	9	1.0%	14	1.6%	2	0.2%	1	0.1%	26	2.9%
Any other ethnic group	2	0.2%	6	0.7%	9	1.0%	8	0.9%	2	0.2%	27	3.0%
Any other mixed/ multiple ethnic background		0.0%	6	0.7%	6	0.7%	2	0.2%		0.0%	14	1.6%
Any other White background	3	0.3%	15	1.7%	12	1.3%	14	1.6%	2	0.2%	46	5.1%
Arab		0.0%		0.0%	1	0.1%	1	0.1%		0.0%	2	0.2%
Bangladeshi		0.0%	1	0.1%	1	0.1%	1	0.1%		0.0%	3	0.3%
Caribbean	10	1.1%	68	7.6%	62	6.9%	43	4.8%	4	0.4%	187	20.9%
Chinese	1	0.1%	4	0.4%	3	0.3%	2	0.2%		0.0%	10	1.1%
English/Welsh/Scottish/Northern Irish/British	12	1.3%	83	9.3%	50	5.6%	17	1.9%	1	0.1%	163	18.2%
Indian		0.0%		0.0%	2	0.2%	1	0.1%		0.0%	3	0.3%
Irish		0.0%	1	0.1%	2	0.2%		0.0%		0.0%	3	0.3%
Not disclosed	6	0.7%	59	6.6%	91	10.2%	51	5.7%	7	0.8%	214	23.9%
White and Asian		0.0%	1	0.1%	1	0.1%		0.0%		0.0%	2	0.2%
White and Black African	1	0.1%		0.0%	1	0.1%	2	0.2%		0.0%	4	0.4%
White and Black Caribbean	3	0.3%	7	0.8%	7	0.8%	6	0.7%		0.0%	23	2.6%
Grand Total	46	5.1%	300	33.5%	330	36.9%	194	21.7%	25	2.8%	895	100.0%

This page is intentionally left blank