

Mayor and Cabinet			
Report Title	Annual Lettings Plan 2012/13		
Key Decision	Yes		
Wards	All		
Contributors	Executive Director, Customer Services		
Class	Open	Date	11 April 2012

1. Summary and Purpose of this report

- 1.1 This report sets out the proposed content of the annual Lettings Plan for 2012/13. The changes to the plan are proposed in order to achieve strategic Council priorities as laid out in the Housing, Homelessness Prevention and Youth Homelessness Strategy. The priorities include, reducing under occupation and severe overcrowding, moving single vulnerable households on from supported accommodation to independence, supporting the regeneration of designated housing estates and sustaining the reduction in the number of homeless households in temporary accommodation. This report seeks approval for the Lettings Plan proposed for the coming year.
- 1.2 This report also presents the final lettings outcomes for 2010/11 and the position for the first three quarters of 2011/12 (to the end of December 2011). It also shows the current demand position on the housing register. This reflects performance in supply and demand management since April 2010 and informs the proposed lettings plan for 2012/13.

2. Recommendations

The Mayor is recommended to:

- 2.1 Note the lettings outcomes for 2010/11 and 2011/12 and the position on the housing register.
- 2.2 Agree the proposed Lettings Plan for 2012/13.

3. Background

- 3.1 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 closing order on a property.
- 3.2 Allocations 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.
- 3.3 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.
- 3.4 Lewisham extensively reviewed its Housing Allocation Scheme during 2009 to ensure it focused on service priorities, complied with the latest legislative and case-law developments, was transparent and clear. The policy was approved by Mayor & Cabinet in July 2009 and implemented in November 2009. Some further amendments were approved at Mayor & Cabinet on 10th February 2010 and September 2011.
- 3.5 The government has made a number of changes to the approach to allocations and homelessness in the Localism Act. In January 2012 they also published a new draft Code of Guidance on Allocations for consultation and a draft statutory instrument on former members of the armed forces. The new statutory guidance on homelessness and a statutory instrument of the suitability of private rented offers in discharge of the homelessness duty are due to be issued for consultation shortly. We expect that the Department for Communities and Local Government will bring the allocations and homelessness provisions of the Localism Act into force some time from April 2012. In summary the core legislative changes involve:-
- The power to change the housing register, so as to only register households that have a recognised housing need, either as a result of that need being amongst the statutory reasonable preference categories or as a local need recognised within the Authority's own allocations scheme
 - The introduction of a national mobility scheme
 - Dealing with social housing transfers with no recognised need outside of the allocations scheme
 - Allowing the duty to homeless households to be discharged into the private rented sector rather than by a social housing offer
 - Awarding additional preference to former members of the armed forces within 5 years of them leaving service and relaxation of the local connection provisions for this group
 - Encouraging authorities to consider awarding preference within their allocations scheme on the grounds of community contribution, which could include employment and volunteering in the community
- 3.6 The introduction of new Affordable Rents and Flexible Tenancies is also bringing about changes to the nature of social housing allocations and has an impact on the achievement of the Lettings Plan. Few properties have currently been advertised on these new terms, but this will pick up pace now that housing providers have formally signed off on their development agreements with the Homes & Communities Agency. Indications are that mobility could be affected for tenants with target rent levels and secure or assured tenancies and this may lead to less re-

lets overall and more of those re-lets being made available at the new rent levels and on Flexible tenancies with fixed terms.

- 3.7 The Mayor of London is also launching a new Pan London Mobility scheme, *housingmoves*, during 2012. Lewisham intends to participate in *housingmoves* and has indicated this to the Greater London Authority (GLA). Implementation was planned for the end of January but has now been postponed by the GLA to 21st May 2012. Lewisham's initial predicted contribution was 61 lets across 1-3 bed units (pro rata for the period of a year in the scheme). However the GLA has recently asked boroughs to recalculate their contribution based on 2010/11 lets rather than 2009/10. This will make only a minor difference to numbers. The contribution will offer an opportunity for Lewisham applicants to obtain the same number of lets to properties elsewhere in London. There will be no net loss in available lettings to Lewisham applicants. Priorities for moves, include employment and under-occupation, which are also key priorities for Lewisham.
- 3.8 In the light of all the above changes we are undertaking a review of Lewisham's Allocations scheme, which will be presented to Mayor and Cabinet in May 2012. . Details of the consultation process were presented to Housing Select Committee in February 2012. All changes are currently being consulted upon.
- 3.9 A draft lettings plan was presented for comment to Housing Select Committee in February 2012.

4. Lettings Outcomes 2010/11 and 2011/12

- 4.1 A summary of the main outturn results in lettings is shown below.

	2010/11	2011/12 (projected)
General needs lets	1466	1526
Special lets *	424	287
Total lets	1890	1813 (1509 re-lets; 304 new build)

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

The projected outturn for 11/12 is 1813, only 77 below the previous year. Re-let supply seems likely to hold up, with 1509 of the 1813 units delivered, higher than projections. New build lets in the final quarter should escalate to see 304 units let in 11/12 in total.

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

	Percentage of lets 10/11	Percentage of lets Apr-Dec11
Band 1	10%	12%
Band 2	17%	20%
Band 3	37%	43%
Band 4	14%	8%
Special lets*	22%	17%

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

The increase in lets to band 1 and 2 in 2010 2011/12 is in line with the policy

objective to ensure more properties go to households in the highest priority bands. Lets to band 4 were all in the bedsit and one bed category and where properties that either did not receive bids from the higher bands or were refused by those in the higher bands.

- 4.4 In 2011/12 five priorities were set from all the categories in the 4 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.
- 4.5 Overall it is projected the letting plan for 2011/12 will perform broadly to target. Decants are the main area performing below target given the revised timescale for the start of the decant of Milford Towers. This delay means that the lets factored into the plan for this scheme have not been required in 11/12 and will instead feature in 2012/13 when a high number of decants will be required as a result. Generally there has been better than expected performance against the lettings plan targets from homeless households and seriously overcrowded households who have achieved a high number of lettings.
- 4.6 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 10/11 was in band 1 and in the current year is in band 2, which reflects the under performance of decants and under occupiers and the relative over performance of serious overcrowded cases. So far in 11/12 the overall average wait for 1 bed needs across all bands is 125 weeks and for 4 or more bedrooms is 272 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.

5 Proposed Plan for 2012/13

- 5.1 The current housing register has 17,423 households. However 68% (11,849) of those registered are currently in band 4, assessed with no recognised housing need. One bed or bedsit need represents 44% (7,719) of all those registered and 36% (6,329) of those registered are one bed or bedsit need in band 4. 845 households registered require four or more bedrooms, which is a concern given the small number of available lettings in this bedroom size and the future difficulties with developing new build properties of this size.
- 5.2 There are 479 households registered in band 1 as under occupiers. Increasing the number of lettings to this group in order to release larger homes remains a key priority for 2012/13.
- 5.3 There are currently 133 cases registered with a decant need. The number of decants needing rehousing next year is high and will require a higher percentage of lettings than in 2011/12 to account for future phases on several of the council's major regeneration schemes on Excalibur, Heathside & Leathbridge and Milford Towers. The lettings plan targets in the proposed plan for the coming year reflect the significant increase in decant need expected next year.
- 5.4 There is also a continuing need to decant single vulnerable households from a number of supported housing schemes in 12/13 as a number of services are

decommissioned as a result of not getting on the supporting people framework. The need to ensure schemes are not silted up also makes this a continuing priority particularly given the challenges of the welfare benefit changes in moving younger single households into the private rented sector if they require self contained homes, Currently 123 households are registered as supported housing move on..

- 5.5 There are 465 serious overcrowded cases who lack 2 or more bedrooms registered, a significant reduction on the position last year when over 700 were registered. Targets will however still be set for this group in 12/13 as it remains a priority area.
- 5.6 There were 1032 households in temporary accommodation at the end of January 2012. it is proposed to retain targets for this group given the real pressures on homelessness as a result of the economic downturn, the market for private renting and the welfare benefit changes. Whilst the council will have the power to discharge the homeless duty into the private rented sector in 2012 a cautious approach is being taken given the difficulties with procuring private rented accommodation currently and the possibility of increased homeless approaches and acceptances. The Lettings Plan proposed is set out at Appendix 1. It projects a decrease in the overall supply of accommodation taking into account an expected reduction in re-lets, assumed at 25% for 12/13. New build completions are projected to perform at a higher level, than 2011/12 given that a number of 2011/12 schemes will be handed over in year but will not be let until 2012/13. This can be seen in the tables below:-

Lets to December 2011

	New build delivered to Dec 11	Re-lets to Dec 11	All lets to Dec 11
0 bed	0	90	90
1 bed	21	432	453
2 bed	54	414	468
3 bed	36	155	191
4 bed	12	41	53
	123	1132	1255

Projected lets including new build in quarter 4

	Total Projected New Build 2011/12	Total projected re-lets 11/12	All lets to 11/12
0 bed	0	120	120
1 bed	45	576	621
2 bed	126	552	678
3 bed	68	206	274
4 bed	65	55	120
	304	1509	1813

Projected lets 12/13 broken down by re-lets and new build

	Total Projected New Build 2012/13	Total projected relets 12/13	Total projected lets
0 bed	0	90	90
1 bed	112	432	544
2 bed	225	414	639
3 bed	156	154	310

	Total Projected New Build 2012/13	Total projected relets 12/13	Total projected lets
4 bed	42	41	83
	535	1131	1666

5.7 Five priority areas (in no priority order, below) have been identified for the plan:

- 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. Targeting allocations to this group will work in conjunction with further discussion 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
- 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 being introduced are contained

5.8 The retention of these 5 priorities reflects a continuing need to focus on these groups and ensure rehousing in these areas is supported. The remaining lets not targeted to these groups 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 remaining lets include emergency cases, for example we agreed to move as a result of violence, care leavers, homeless prevention, medical needs and households who are one bedroom overcrowded.

5.9 The introduction 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 more administratively intensive and requires ongoing monitoring of performance against targets in order to ensure that targets within the plan are reached. It is proposed to formally review progress against the lettings plan targets at six months, given the uncertainty around housing supply and the possibility that re-lets reduce by a greater level than the projected 25% and the potential for substantial increases in homelessness.

6 Financial Implications

6.1 There are no direct financial implications associated with the proposed changes to the allocations policy. 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. However, the allocations policy per se is merely the means by which that demand is allocated to existing properties, and so changes to it do not have direct financial implications.

7 Legal and Human Rights Implications

- 7.1 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.
- 7.2 In compliance with section 167,(1) (of the 1996 Act,) Lewisham Housing Authority has an Allocations Policy, “... for determining priorities,...” which sets out the procedure to be followed when allocating housing accommodation.
- 7.3 The statutory guidance on social housing allocations 2009 entitled “Fair and Flexible” has encouraged local authorities to make greater use of existing flexibilities to “...prioritise needs specific to their local areas ...” . It expressly encourages the use by local authorities of local lettings policies.
- 7.4 The ‘Allocation of accommodation; guidance for local housing authorities in England’ which is currently being consulted upon, expressly reinforces the need for local authorities to adopt a more flexible approach to allocations.
- 7.5 The Localism Act 2011 received royal assent on 15th November 2011. The Localism Act 2011 introduces a number of significant amendments to Part 6 of the 1996 Act . Of particular relevance here are the following provisions: Section 160ZA replaces s.160A in relation to allocations by housing authorities. 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)).
- 7.6 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.
- 7.7 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.

- 7.8 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 Crime and Disorder Implications

- 8.1 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 programme. 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.

9 Equalities Implications

- 9.1 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.
- 9.2 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 ensure that all groups with priority under the allocations scheme receive a percentage of lettings.
- 9.3 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 6 and 7 show the ethnic profile of lettings by bedroom size for 2010/11 and 2011/12 so far.
- 9.4 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. Future plans for using an assisted completion approach to completing applications in band 1-3 should improve performance in this area.

10 Environmental Implications

- 10.1 There are no environmental implications.

11 Conclusion

- 11.1 It is proposed that the outcomes data and proposed lettings targets for the coming

year are noted.

12 Background documents and originator

- 12.1 There is background documents to this report showing the housing register analysis and another document the 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 – Draft Lettings Plan 2012/13

Band and Priority reason								
	Bedsit	1 bed	2 bed	3 bed	4+ bed	Total	%age of all lets	%age general let
Band 1								
Decants	0	151	70	32	10	263	15.8	19.1
Under occupiers	0	30	50	15	0	95	5.7	6.9
All other band 1	0	40	81	31	14	166	10	12.0
Total band 1	0	221	201	78	24	524	31.5	38.0
Band 2								
Supported housing move on	53	102	0	0	0	155	9.3	11.2
Serious overcrowding	0	0	55	73	18	146	8.8	10.5
All other band 2	1	41	44	52	15	153	9.2	11.1
Total band 2	54	143	99	125	33	454	27.3	32.9
Band 3								
Homeless in temporary accommodation	15	60	189	62	25	351	21.1	25.4
All other band 3	4	13	20	13	1	51	3.06	3.7
Total band 3	19	73	209	75	26	402	24.1	29.1
Band 4								
All other band 4	0	0	0	0	0	0	0%	0%
Total band 4	0	0	0	0	0	0	0%	0%
Total general lets*	73	437	509	278	83	1380	82.8	100
							%age of all lets	%age special lets
Temp to perm (2010) sign up	0	1	108	17	0	126	7.6	53.6
Sheltered								
Under occupiers	0	5	0	0	0	5	0.3	2.1
Medical High	0	5	0	0	0	5	0.3	2.1
General sheltered need	10	64	0	0	0	74	4.4	31.6
Disabled adapted								
Decants	0	2	2	0	0	4	0.2	1.7
Medical High	0	5	6	6	0	17	1.02	7.2
General disabled need	0	2	0	2	0	4	0.2	1.7
Total special lets**	10	84	116	25	0	235	14.1	100
Contribution to Pan London Mobility	7	23	14	7	0	51	3.1	
Overall total lets*+**	90	544	639	310	83	1666	100.0%	

Appendix 2 - Total Lettings – 2010/11

Band and Priority Reason	Bed size need					
	Studio	1 bed	2 bed	3 bed	4+ bed	Total
Band 1						
Decant		8	4	6		18
Emergency Panel Priority		3	11	13	2	29
Exceptional Homeless (PSL lease end)			22	5	2	29
Care Leaver		48	9			57
Adapts - no longer required		1				1
Succession		5	2			7
Retiring LBL staff in tied accommodation			1			1
Hospital discharge						0
Under Occupier		29	19	1		49
Total band 1		94	68	25	4	191
Band 2						
Homeless Prevention		8	17	7		32
High Medical Need		18	11	7		36
Serious overcrowding			40	68	12	120
Former social tenants discharged from institutions						0
Supported housing move on	6	122				128
Total band 2	6	148	68	82	12	316
Band 3						
Welfare Need	1	1				2
Medical Low	11	124	12			147
Overcrowded By 1 Bed	4	74	61	14		153
EHO recommendation						0
Homeless	3	92	212	85	5	397
Total band 3	19	291	285	99	5	699
Band 4						
No Rehousing Reason	110	146	4			260
Total band 4	110	146	4			260
Total general lets	135	679	425	206	21	1466
Special Lets						
Sheltered	11	76	1			88
Disabled adapted		5	14	8		27
Temp to perm (2010) sign up	0	11	220	70	8	309
Total special lets	11	92	235	78	8	424
Overall total lets	146	771	660	284	29	1890

Appendix 3 – Total Lettings April 2011 – December 2011

Band and Priority Reason	Bed size need					
	Studio	1 bed	2 bed	3 bed	4+ bed	Total
Band 1						
Decant		16	13	16	2	47
Emergency Panel Priority		4	4	5	4	17
Exceptional Homeless (PSL lease end)			9		2	11
Exceptional medical		1				1
Care Leaver		26	5			31
Adapts - no longer required		1				1
Succession		2		1	1	4
Retiring LBL staff in tied accommodation		1				1
Hospital discharge						0
Under Occupier		15	23	2		40
Total band 1	0	66	54	24	9	153
Band 2						
Homeless Prevention		8	54	11		73
High Medical Need		13	8	13	1	35
Serious overcrowding			25	65	26	116
Former social tenants discharged from institutions						0
Supported housing move on	8	63		1		72
Total band 2	6	76	71	79	17	249
Band 3						
Welfare Need						0
Medical Low	18	76	26	2		122
Overcrowded By 1 Bed	10	52	46	22		130
EHO recommendation						0
Priority Homeless	4	40	140	38	12	234
Total band 3	32	168	212	62	12	486
Band 4						
No Rehousing Reason	40	65				105
Total band 4	40	65				96
Total general lets	80	383	353	176	48	1040
Special Lets						
Sheltered	7	47	1	0	0	55
Disabled adapted	0	11	7	5	1	24
Temp to perm (2010) sign up	1	6	107	9	4	127
Total special lets	10	71	115	15	5	215
Overall total lets	90	453	468	191	53	1255

Appendix 4 - Average waiting times based on lettings outcomes (weeks) 2010/11

Band and Priority Reason	Bedroom	Need				
	Studio	1 bed	2 bed	3 bed	4+ bed	All
Band 1						
Decant		59.0	237.1	198.8		145.2
Emergency Panel Priority		23.1	48.2	89.6	244.6	78.7
Temporary Accommodation Ending (lease expiry)			70.3	91.9	101.8	76.2
Exceptional Homeless Prevention			48.2			48.2
Care leaver		106.4	118.5			108.3
Adapts - no longer required		29.1				29.1
Succession		81.7	62.4			77.9
Retiring LBL staff in tied accommodation			87.8			87.8
Succession - Property too large		42.1	129.8			85.9
Under occupier		217.3	302.7	53.9		247.0
Total band 1		131.3	148.8	114.8	173.2	136.3
Band 2						
Homeless Prevention		75.0	60.2	270.7		109.9
High Medical Need		54.1	86.1	164.6		85.4
Serious overcrowding			108.2	199.7	368.1	186.0
Supported housing move on	24.0	230.0				220.3
Total band 2	24.0	200.2	92.6	202.7	368.1	180.8
Band 3						
Welfare Need	53.4	25.9				39.6
Medical Low	114.6	95.9	233.9			108.5
Overcrowded By 1 Bed	59.8	123.5	235.7	338.9		186.3
Priority Homeless	59.5	83.9	169.9	154.1	308.2	147.5
Total band 3	91.1	98.9	186.7	180.2	308.2	147.5
Band 4						
No Rehousing Reason	256.4	331.4	1537.5			318.2
Total band 4	256.4	331.4	1537.5			318.2
Total general lets	222.8	175.5	178.3	181.3	316.7	183.5
Special Lets						
Sheltered	33.5	119.5	15.5			107.5
Disabled adapted		34.5	222.3	75.7		144.1
Total special lets	33.5	114.2	208.5	75.7		116.1
Overall total lets	208.6	168.9	179.3	177.3	316.7	178.6

Note – excludes temp to perm sign ups and temporary accommodation lets

Appendix 5 - Average waiting times based on lettings outcomes (weeks) – April 11 –Dec 11

Band and Priority Reason	Bed	Size				
	Studio	1 bed	2 bed	3 bed	4+ bed	Total
Band 1						
Decant		78.1	111.7	82.9	78.7	89.0
Emergency Panel Priority		9.0	30.8	34.6	112.1	45.9
Temporary Accommodation Ending (lease expiry)			122.1		237.1	143.0
Exceptional Medical		17.2				17.2
Care leaver		118.0	86.1			112.8
Adapts - no longer required		105.2				105.2
Succession		10.1			66.0	38.0
Retiring LBL staff in tied accommodation		24.2				24.2
Succession - Property too large		9.8		207.2		108.5
Under occupier		226.7	234.2	335.0		236.4
Total band 1		120.0	157.2	99.0	127.3	130.3
Band 2						
Homeless Prevention		13.1	25.2	119.9		38.2
High Medical Needs		70.6	106.8	126.8	116.1	101.1
Serious Overcrowding			95.2	77.1	341.0	140.2
Supported housing move on	18.4	23.8		19.6		23.2
Total band 2	18.4	30.1	52.8	88.9	332.7	81.9
Band 3						
Medical Low	51.7	91.7	221.3	273.0		116.4
Overcrowded By 1 Bed	65.2	90.8	240.3	411.6		196.0
Priority Homeless	93.0	87.7	153.6	136.9	245.8	143.3
Total band 3	61.0	90.4	180.7	238.8	245.8	150.6
Band 4						
No Rehousing Reason	225.5	368.3				313.9
Total band 4	225.5	368.3				313.9
Total General Lets	139.0	129.5	145.6	143.1	272.5	144.6
Special Lets						
Sheltered		199.0	138.5	133.0	286.4	170.8
Disabled adapted	32.3	73.8	951.4			81.9
Total special lets	32.3	97.2	240.1	133.0	286.4	108.2
Overall total lets	128.2	124.8	147.7	142.7	272.8	141.7

Note – excludes temp to perm sign ups and temporary accommodation lets

Appendix 6 – Ethnic monitoring of lettings 10/11	Studio		1 beds		2 beds		3 beds		4+ beds		All Lettings	
	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age
ARAB	0	0.00%	1	0.06%	0	0.00%	0	0.00%	0	0.00%	1	0.06%
BANGLADESHI	0	0.00%	3	0.19%	1	0.06%	0	0.00%	1	0.06%	5	0.32%
BLACK AFRICAN	20	1.27%	113	7.15%	60	3.80%	55	3.48%	8	0.51%	256	16.19%
BLACK CARIBBEAN	22	1.39%	144	9.11%	64	4.05%	33	2.09%	1	0.06%	264	16.70%
BLACK OTHER	7	0.44%	23	1.45%	18	1.14%	6	0.38%	1	0.06%	55	3.48%
CHINESE	1	0.06%	6	0.38%	3	0.19%	1	0.06%	0	0.00%	11	0.70%
ESTONIA	0	0.00%	0	0.00%	0	0.00%	1	0.06%	0	0.00%	1	0.06%
INDIAN	0	0.00%	1	0.06%	0	0.00%	0	0.00%	0	0.00%	1	0.06%
IRISH	0	0.00%	3	0.19%	1	0.06%	0	0.00%	0	0.00%	4	0.25%
LATVIA	0	0.00%	0	0.00%	1	0.06%	0	0.00%	0	0.00%	1	0.06%
NOT DISCLOSED	58	3.67%	225	14.23%	169	10.69%	73	4.62%	6	0.38%	100	6.33%
OTHER	6	0.38%	23	1.45%	15	0.95%	10	0.63%	3	0.19%	57	3.61%
OTHER ASIAN BACKGRND	2	0.13%	6	0.38%	1	0.06%	0	0.00%	0	0.00%	9	0.57%
OTHER EEA NATIONAL	0	0.00%	2	0.13%	0	0.00%	0	0.00%	0	0.00%	2	0.13%
OTHER MIXED	1	0.06%	7	0.44%	2	0.13%	1	0.06%	0	0.00%	11	0.70%
TURKISH	0	0.00%	5	0.32%	6	0.38%	1	0.06%	0	0.00%	12	0.76%
TURKISH CYPRIOT	0	0.00%	6	0.38%	0	0.00%	4	0.25%	0	0.00%	10	0.63%
VIETNAMESE	1	0.06%	6	0.38%	5	0.32%	0	0.00%	0	0.00%	12	0.76%
WHITE	6	0.38%	40	2.53%	46	2.91%	18	1.14%	1	0.06%	111	7.02%
WHITE & ASIAN	1	0.06%	2	0.13%	2	0.13%	0	0.00%	0	0.00%	5	0.32%
WHITE BRITISH	16	1.01%	99	6.26%	30	1.90%	5	0.32%	0	0.00%	150	9.49%
WHITE IRISH	0	0.00%	7	0.44%	0	0.00%	1	0.06%	0	0.00%	8	0.51%
WHITE OTHER BACKGRND	1	0.06%	18	1.14%	10	0.63%	3	0.19%	0	0.00%	32	2.02%
WHITE&BLACK AFRICAN	1	0.06%	2	0.13%	0	0.00%	2	0.13%	0	0.00%	5	0.32%
WHITE&BLACK CARIBBEAN	2	0.13%	17	1.08%	4	0.25%	0	0.00%	0	0.00%	23	1.45%
WHITE&OTHER BACKGRND	1	0.06%	1	0.06%	2	0.13%	0	0.00%	0	0.00%	4	0.25%
Total of Ethnic Origin	146	9.23%	760	48.07%	440	27.83%	214	13.54%	19	1.20%	1581	100.00%

Appendix 7- Ethnic Monitoring of lets April-Dec 11	Studio		1 bed		2 bed		3 bed		4+bed		All Lettings	
	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age
BLACK AFRICAN	12	1.06%	61	5.41%	46	4.08%	39	3.46%	5	0.44%	163	14.45%
BLACK CARIBBEAN	15	1.33%	83	7.36%	67	5.94%	32	2.84%	3	0.27%	200	17.73%
BLACK OTHER	4	0.35%	13	1.15%	9	0.80%	6	0.53%	1	0.09%	33	2.93%
BRITISH IRISH	1	0.09%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	2	0.18%
CHINESE	0	0.00%	5	0.44%	2	0.18%	2	0.18%	0	0.00%	9	0.80%
CHINESE OTHER	0	0.00%	2	0.18%	0	0.00%	0	0.00%	0	0.00%	2	0.18%
CZECH REPUBLIC	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%	1	0.09%
ENGLISH	0	0.00%	2	0.18%	0	0.00%	1	0.09%	0	0.00%	3	0.27%
INDIAN	1	0.09%	3	0.27%	0	0.00%	1	0.09%	2	0.18%	7	0.62%
IRISH	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	1	0.09%
LATVIA	1	0.09%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
LITHUANIA	0	0.00%	2	0.18%	0	0.00%	1	0.09%	0	0.00%	3	0.27%
NORTHERN IRISH	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
NOT DISCLOSED	31	2.75%	143	12.68%	135	11.97%	58	5.14%	27	2.39%	394	34.93%
OTHER	5	0.44%	10	0.89%	11	0.98%	6	0.53%	4	0.35%	36	3.19%
OTHER ASIAN BACKGRND	0	0.00%	6	0.53%	3	0.27%	4	0.35%	1	0.09%	14	1.24%
OTHER EEA NATIONAL	1	0.09%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	2	0.18%
OTHER MIXED	0	0.00%	2	0.18%	1	0.09%	1	0.09%	0	0.00%	4	0.35%
PAKISTANI	1	0.09%	1	0.09%	0	0.00%	1	0.09%	1	0.09%	4	0.35%
POLAND	0	0.00%	1	0.09%	3	0.27%	1	0.09%	0	0.00%	5	0.44%
SCOTTISH	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
TURKISH	0	0.00%	1	0.09%	2	0.18%	1	0.09%	0	0.00%	4	0.35%
TURKISH CYPRIOT	0	0.00%	2	0.18%	2	0.18%	0	0.00%	0	0.00%	4	0.35%
VIETNAMESE	0	0.00%	1	0.09%	4	0.35%	0	0.00%	1	0.09%	6	0.53%
WHITE	4	0.35%	20	1.77%	20	1.77%	7	0.62%	1	0.09%	52	4.61%
WHITE & ASIAN	0	0.00%	1	0.09%	2	0.18%	0	0.00%	0	0.00%	3	0.27%
WHITE BRITISH	8	0.71%	65	5.76%	37	3.28%	9	0.80%	2	0.18%	121	10.73%
WHITE IRISH	0	0.00%	1	0.09%	1	0.09%	1	0.09%	0	0.00%	3	0.27%
WHITE OTHER BACKGRND	1	0.09%	7	0.62%	7	0.62%	5	0.44%	0	0.00%	20	1.77%
WHITE & BLACK AFRICAN	1	0.09%	4	0.35%	1	0.09%	1	0.09%	0	0.00%	7	0.62%
WHITE & BLACK CARIBBEAN	3	0.27%	7	0.62%	7	0.62%	4	0.35%	0	0.00%	21	1.86%

WHITE & OTHER BACKGRND	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
Total of Ethnic Origin	89	7.89%	447	4.17%	361	32.00%	182	16.13%	49	4.34%	1128	100.00%