

Mayor & Cabinet			
<b>Report Title</b>	Annual Lettings Plan 2013/14		
<b>Key Decision</b>	Yes		
<b>Wards</b>	All	Item No.	
<b>Contributors</b>	Executive Director, Customer Services		
<b>Class</b>	Open	Date	10 April 2013

## 1. Summary and Purpose

- 1.1 This report sets out the proposed number of lettings for the Council and other providers for 2013/14 and seeks approval for the changes. We project a downturn in the number of available lettings in 2013/14. Accordingly, the changes to the plan are proposed in order to continue to achieve the strategic Council priorities as laid out in the Housing, Homelessness Prevention and Youth Homelessness Strategies.
- 1.2 Our priorities remain the same as last year including, reducing under occupation and severe overcrowding, moving single vulnerable households on from supported accommodation to independence, supporting the regeneration of designated housing estates and reducing the number of homeless households in temporary accommodation. We have increased the number of lettings to homeless households to keep pace with the increase in accepted homeless applications.
- 1.3 This report also presents the final lettings outcomes for 2011/12 and the position for the first three quarters of 2012/13 (to the end of December 2012). It also shows the current demand position on the housing register. This reflects performance in supply and demand management since April 2011 and informs the proposed lettings plan for 2013/14.

## 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 CIS works towards meeting the 'Clean green and liveable' priority to enable people 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, tackle homelessness and supply key worker housing.

## 3. Recommendations

The Mayor is recommended to:

- 3.1 Note the lettings outcomes for 2011/12 and 2012/13 and the position on the

housing register.

3.2 Agree the proposed Lettings Plan for 2013/14.

#### **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.

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 Lewisham extensively reviewed its Housing Allocation Scheme during 2012 to ensure it focused on service priorities, complied with the latest legislative and case-law developments and was transparent and clear. The policy was approved by Mayor & Cabinet in June 2012 and implemented in October 2012. An amendment regarding the former members of the Armed Forces personnel was approved in January '13.

4.5 The government made a number of changes to the approach to allocations and homelessness in the Localism Act which has allowed us to better manage our waiting list and promote mobility for social tenants.

4.6 In June 2012 they published a new Code of Guidance on the “Allocation of Accommodation” which Lewisham used as a framework when implementing the new Allocation Policy; we tailored the allocation priorities to meet local needs and local circumstances, to encourage work and mobility and to assist people who genuinely need social homes. Changes made to Lewisham’s Allocation Policy included:

- 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 our own allocations scheme
- The participation of a pan-London mobility scheme
- Deal with social housing transfers with no recognised need outside of the allocations scheme

- Awarding additional preference to former members of the armed forces within 5 years of them leaving service and relaxation of the local connection criteria
- Consider an out of borough applicant if they work within the borough
- Consider an applicant who gives or receives care in the borough

4.7 It is noted that the introduction of new Affordable Rents and Flexible Tenancies (AR/FT) is bringing about changes to the nature of social housing allocations and has an impact on the achievement of the Lettings Plan. Of the properties that have currently been advertised on these new terms:

- From 1<sup>st</sup> April – 31<sup>st</sup> December we have advertised 1313 properties, 220 of which were AR/FT properties representing 16.75% AR/FT adverts. To date 184 have been let.
- 'Preference to' is shown in Appendix 6.

Indications are that mobility could be affected for tenants with target rent levels and secure or assured tenancies and this may lead to fewer re-lets overall and more of those re-lets being made available at the new rent levels and on Flexible tenancies with fixed terms.

4.8 The Mayor of London launched housing moves a pan-London mobility scheme in May 2012. Lewisham has signed up and actively participates. Lewisham's contribution is 51 lets across 1-3 bed units. To date Lewisham has offered their entire quota to the scheme. 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 2011/12 and 2012/13

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 (projected)
General needs lets	1486	1382
Special lets *	336	361
Housing moves	0	4
Total lets	1822 (1509 re-lets; 304 new build)	1774 (1457 re-lets & 317 new build)

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

The projected outturn for 2012/13 is 1774, 48 below the previous year.

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

	Percentage of lets 11/12	Percentage of lets Apr-Dec12
Band 1	11.4%	20.1%
Band 2	25.2%	25.7%
Band 3	37.3%	32.9%
Band 4	7.7%	1.7%

Special lets*	18.4%	19.5%
---------------	-------	-------

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

- 5.3 The increase in lets to band 1 and 2 is in line with the policy objective to ensure more properties go to households in the highest priority bands. Lets to band 4 (prior to the new Allocation Policy implementation of 29<sup>th</sup> October 2012) were all in the bedsit and one bed category and 5 properties that either did not receive bids from the higher bands or were refused by those in the higher bands.
- 5.4 In 2012/13 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.
- 5.5 Overall it is projected the letting plan for 2012/13 will perform broadly to target. Decants are the main area performing below target. This is largely due to the allowance made for potential Registered Provider decants that have not been required. The Council's regeneration schemes have been very successful this year.

Scheme	Target number of households to move	Households moved	Households to move by March '13
Heathside & Lethbridge	61	60	1
Excalibur	15	15	3
Milford Towers	160	140	20

- 5.6 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 11/12 was in band 1 at 3.6 weeks and in the current year also in band 1 at 2.4 weeks. So far in 2012/13 the overall average wait for 1 bed needs across all bands is 107 weeks and for 4 or more bedrooms is 285 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 2012/13

- 6.1 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 13% for 2012/13 based on calculating reduction over the past 3 years. New build completions are projected to perform at a slightly lower level – 4.3% than 2012/13.
- 6.2 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

- 6.3 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 (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.
- 6.4 The current housing register has 7,593 households. One bed or bedsit need represents 21.8% (1653) of all those registered. 12.4% (939) 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.
- 6.5 There are 567 households registered in band 1 as under occupiers and this is likely to increase once the bedroom tax in April 2013 sets in. Increasing the number of lettings to this group in order to release larger homes remains a key priority for 2013/14.
- 6.6 There are currently 117 cases registered with a decant need. The number of decants needing rehousing next year is lower than last year but still requires a high percentage of lettings to account for future phases on several of the council's major regeneration schemes on Excalibur, Heathside & Lethbridge and Milford Towers. The Lettings Plan targets in the proposed plan for the coming year reflect the decant need expected next year. Additionally, there is a hostel capital decant programme of 68 units across 7 hostels, 23 require decant by February 2013 and the remainder 45 by May 2013.
- 6.4 There is also a continuing need to decant single vulnerable households from a number of supported housing schemes in 2012/13 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.
- 6.5 There are 476 serious overcrowded cases registered that lack 2 or more bedrooms a slight increase despite having moved 113 severely overcrowded households to date. Targets will continue to be set for this group in 2013/14 as it remains a priority area.
- 6.6 There were 1,168 households in temporary accommodation at the end of December

2012 again an increase from last year of 13.02% (1,032 households). It is proposed to increase 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. The council has not yet made a decision to discharge the homeless duty into the private rented sector in 2013; a cautious approach is being taken given the difficulties with procuring private rented accommodation currently and the possibility of increased homeless approaches and acceptances.

- 6.7 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, administratively intensive and requires ongoing monthly monitoring of performance against targets in order to ensure that targets within the plan are reached. In any event, a half year review of progress against the lettings plan targets will be formally 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 no direct financial implications associated with the proposed changes to the Lettings Plan. 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 lettings is merely the means by which that demand is allocated to existing properties, and so changes to it do not have direct financial implications.
- 7.2 As referred to in paragraph 4.5, 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 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.
- 8.3 The 'Allocation of accommodation; guidance for local housing authorities in England' was published on 29<sup>th</sup> June 2012. It replaces 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.

- 8.4 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)).
- 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 has recently 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 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.



## **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 2011/12 and 2012/13 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 – Draft Lettings Plan 2013/14

<b>Band and Priority Reason</b>								
	Bedsit	1 bed	2 bed	3 bed	4+ bed	Total	% of general lets	% of all lets
<b>Band 1</b>								
Decants	0	64	28	28	8	128	10.5%	8.4%
Under Occupiers	0	54	72	13	0	139	11.4%	9.2%
All other band 1	0	27	61	22	9	119	9.7%	7.9%
<b>Total band 1</b>	<b>0</b>	<b>145</b>	<b>161</b>	<b>63</b>	<b>17</b>	<b>386</b>	<b>31.6%</b>	<b>25.5%</b>
<b>Band 2</b>								
Supported housing move-on	53	102	0	0	0	155	12.7%	10.2%
Serious Overcrowding	0	0	52	70	15	137	11.2%	9.0%
All other band 2	1	30	34	38	10	113	9.2%	7.5%
<b>Total band 2</b>	<b>54</b>	<b>132</b>	<b>86</b>	<b>108</b>	<b>25</b>	<b>405</b>	<b>33.1%</b>	<b>26.7%</b>
<b>Band 3</b>								
Homeless in temporary accommodation	16	76	201	76	26	395	32.3%	26.1%
All other band 3	3	9	16	8	1	37	3.0%	2.4%
<b>Total band 3</b>	<b>19</b>	<b>85</b>	<b>217</b>	<b>84</b>	<b>27</b>	<b>432</b>	<b>35.3%</b>	<b>28.5%</b>
							0.0%	
<b>Total general lets</b>	<b>73</b>	<b>362</b>	<b>464</b>	<b>255</b>	<b>69</b>	<b>1223</b>	<b>100.0%</b>	<b>80.7%</b>
							% of special lets	% of all lets
<b>Temp to perm sign-up</b>	0	1	108	17	0	126	52.3%	8.3%
<b>Sheltered</b>								
Under occupiers	0	15	0	0	0	15	6.2%	1.0%
Medical High	0	5	0	0	0	5	2.1%	0.3%
General sheltered need	10	60	0	0	0	70	29.0%	4.6%
<b>Disabled adapted</b>								
Decants	0	2	2	0	0	4	1.7%	0.3%
Medical High	0	5	6	6	0	17	7.1%	1.1%
General disabled need	0	2	0	2	0	4	1.7%	0.3%
<b>Total special lets</b>	<b>10</b>	<b>90</b>	<b>116</b>	<b>25</b>	<b>0</b>	<b>241</b>	<b>100.0%</b>	<b>15.9%</b>
Contribution to pan-London Mobility	7	23	14	7	0	51		3.4%
<b>Overall total lets</b>	<b>90</b>	<b>475</b>	<b>594</b>	<b>287</b>	<b>69</b>	<b>1515</b>	<b>628.6%</b>	<b>100.0%</b>

## Appendix 2 - Total Lettings – 2011/12

Band and Priority Reason	Bed Size Need					
	Studio	1 bed	2 bed	3 bed	4+ bed	Total
<b>Band 1</b>						
Decants	0	24	20	16	2	62
Under occupiers	0	23	27	4	0	54
All other band 1	1	49	22	9	10	91
<b>Total band 1</b>	<b>1</b>	<b>96</b>	<b>69</b>	<b>29</b>	<b>12</b>	<b>207</b>
<b>Band 2</b>						
Supported housing move-on	22	124	0	0	0	146
Serious overcrowding	0	0	34	89	27	150
All other band 2		30	98	33	2	163
<b>Total band 2</b>	<b>22</b>	<b>154</b>	<b>132</b>	<b>122</b>	<b>29</b>	<b>459</b>
<b>Band 3</b>						
Homeless in temporary accommodation	6	56	171	52	13	298
All other band 3	35	171	98	77	0	381
<b>Total band 3</b>	<b>41</b>	<b>227</b>	<b>269</b>	<b>129</b>	<b>13</b>	<b>679</b>
<b>Total general lets*</b>	<b>116</b>	<b>561</b>	<b>471</b>	<b>284</b>	<b>54</b>	<b>1486</b>
<b>Temp to perm (2010) sign-up</b>	1	6	138	50	5	200
<b>Sheltered</b>						
Under occupiers	0	10	1	0	0	11
Medical High	0	6	0	0	0	6
General sheltered need	13	67	0	0	0	80
<b>Disabled adapted</b>						
Decants	0	0	0	1	0	1
Medical High	0	4	7	7	0	18
General disabled need	0	13	3	3	1	20
<b>Total special lets</b>	<b>14</b>	<b>106</b>	<b>149</b>	<b>61</b>	<b>6</b>	<b>336</b>
<b>Overall total lets</b>	<b>130</b>	<b>667</b>	<b>620</b>	<b>345</b>	<b>60</b>	<b>1822</b>

## Appendix 3 – Total Lettings April 2012 – December 2012

Band and Priority reason											
	Bed sit	1 bed	2 bed	3 bed	4+ bed	Total	%age of all lets	%age general let	Target %age of all lets	Target %age general let	Target for No. lets available
<b>Band 1</b>											
Decants	2	104	42	13	3	164	12.4%	15.4%	15.8	19.1	263
Under occupiers	0	24	23	3	0	50	3.8%	4.7%	5.7	6.9	95
All other band 1	0	32	12	4	3	51	3.9%	4.8%	10	12	166
<b>Total band 1</b>	<b>2</b>	<b>160</b>	<b>77</b>	<b>20</b>	<b>6</b>	<b>265</b>	<b>20.1%</b>	<b>25.0%</b>	<b>31.5</b>	<b>38</b>	<b>524</b>
<b>Band 2</b>											
Supported housing move on	17	72	1	0	0	90	<b>6.8%</b>	8.5%	9.3	11.2	155
Serious overcrowding	0	0	23	60	30	113	<b>8.6%</b>	10.6%	8.8	10.5	146
All other band 2	0	16	95	23	2	136	<b>10.3%</b>	12.8%	9.2	11.1	153
<b>Total band 2</b>	<b>17</b>	<b>88</b>	<b>119</b>	<b>83</b>	<b>32</b>	<b>339</b>	<b>25.7%</b>	<b>31.9%</b>	<b>27.3</b>	<b>32.9</b>	<b>454</b>
<b>Band 3</b>											
Homeless in temporary accommodation	3	31	175	23	8	240	<b>18.2%</b>	22.6%	21.1	25.4	351
All other band 3	10	75	46	64	0	195	<b>14.8%</b>	18.4%	3.06	3.7	51
<b>Total band 3</b>	<b>13</b>	<b>106</b>	<b>221</b>	<b>87</b>	<b>8</b>	<b>435</b>	<b>32.9%</b>	<b>41.0%</b>	<b>24.1</b>	<b>29.1</b>	<b>402</b>
<b>Band 4</b>											
<b>All other band 4</b>	<b>11</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>1.7%</b>	2.2%	0%	0%	0
<b>Total band 4</b>	<b>11</b>	<b>10</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>1.7%</b>	<b>2.2%</b>	<b>0%</b>	<b>0%</b>	<b>0</b>
<b>Total general lets*</b>	<b>43</b>	<b>364</b>	<b>419</b>	<b>190</b>	<b>46</b>	<b>1062</b>	<b>80.4%</b>	<b>100.0%</b>	<b>82.8</b>	<b>100</b>	<b>1380</b>
							%age of all lets	%age special lets	%age of all lets	%age special lets	
<b>Temp to perm (2010) sign up</b>	0	10	111	20	10	151	11.4%	58.8%	7.6	53.6	126
<b>Sheltered</b>											
Under occupiers	1	9	1	0	0	11	0.8%	4.3%	0.3	2.1	5
Medical High	0	4	0	0	0	4	0.3%	1.6%	0.3	2.1	5
General sheltered need	7	28	0	0	0	35	2.6%	13.6%	4.4	31.6	74
<b>Disabled adapted</b>											
Decants	0	6	2	0	0	8	0.6%	3.1%	0.2	1.7	4
Medical High	0	5	7	2	2	16	1.2%	6.2%	1.02	7.2	17

	Bed sit	1 bed	2 bed	3 bed	4+ bed	Total	%age of all lets	%age general let	Target %age of all lets	Target %age general let	Target for No. lets available
General disabled need	0	9	17	3	3	32	2.4%	12.5%	0.2	1.7	4
<b>Total special lets**</b>	<b>8</b>	<b>71</b>	<b>138</b>	<b>25</b>	<b>15</b>	<b>257</b>	<b>19.5%</b>	<b>100.0%</b>	<b>14.1</b>	<b>100</b>	<b>235</b>
Contribution to Pan London Mobility	0	0	2	0	0	2	0.2%		3.1		51
<b>Overall total lets*+**</b>	<b>51</b>	<b>435</b>	<b>559</b>	<b>215</b>	<b>61</b>	<b>1321</b>	<b>100.0 %</b>				<b>1666</b>

## Appendix 4 - Average waiting times based on lettings outcomes (weeks) 2011/12

### Average waiting times based on lettings outcomes (weeks) 2011/12

Band and Priority Reason	Studio	1 bed	2 bed	3 bed	4+ bed	All
<b>Band 1</b>						
Decant		75.3	98.6	83.1	78.3	84.9
Emergency		6.0	19.3	39.3	90.1	38.0
Exceptional Homeless		3.6	129.7		178.3	134.3
Exceptional Medical		16.7				16.7
Leaving Care	202.9	113.1	90.2			112.5
No Long Req Spe Unit		104.9				104.9
Retiring LBL Tnt Emp		24.6				24.6
Success Too Large Pr		31.2		205.7		89.4
Un Occ High Demand		206.7	245.3	223.3		226.8
<b>Total Band 1</b>	<b>202.9</b>	<b>115.5</b>	<b>151.9</b>	<b>98.9</b>	<b>117.5</b>	<b>125.6</b>
<b>Band 2</b>						
Homeless Prevention		14.9	21.8	94.7		27.9
Medical High		65.8	106.2	112.9	296.8	107.5
Overcrowded by 2 bed or more			79.9	80.5	339.5	125.0
Supported Housing Move On	22.8	20.6		19.4		20.9
<b>Total Band 2</b>	<b>22.8</b>	<b>24.8</b>	<b>48.1</b>	<b>87.2</b>	<b>335.1</b>	<b>67.3</b>
<b>Band 3</b>						
Medical Low	41.9	100.8	214.1	299.7		119.5
Overcrowded By 1 Bed	84.8	96.0	241.2	301.6		202.1
Priority Homeless	70.9	72.0	147.0	122.9	239.2	130.9
Welfare		26.4				26.4
<b>Total Band 3</b>	<b>57.7</b>	<b>91.5</b>	<b>179.1</b>	<b>229.7</b>	<b>239.2</b>	<b>153.5</b>
<b>Band 4</b>						
No Rehousing Reason	220.8	348.0	349.3	355.6		302.3
<b>Total Band 3</b>	<b>220.8</b>	<b>348.0</b>	<b>349.3</b>	<b>355.6</b>		<b>302.3</b>
<b>Total General Lets</b>	<b>123.7</b>	<b>116.7</b>	<b>138.5</b>	<b>156.9</b>	<b>263.6</b>	<b>137.1</b>
<b>Special Lets</b>						
Disabled		191.7	136.9	113.9	287.1	157.6
Sheltered	27.9	73.9	951.1			76.7
<b>Total Special Lets</b>	<b>27.9</b>	<b>93.5</b>	<b>204.8</b>	<b>113.9</b>	<b>287.1</b>	<b>100.0</b>
<b>Overall total lets</b>	<b>114.2</b>	<b>113.1</b>	<b>140.1</b>	<b>155.4</b>	<b>264.1</b>	<b>134.0</b>

**Appendix 5 - Average waiting times based on lettings outcomes (weeks) – April 12 – Dec 12**

**Average waiting times based on lettings outcomes (weeks) April - Dec 2012**

<b>Band and Priority Reason</b>	<b>Studio</b>	<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>	<b>All</b>
<b>Band 1</b>						
Decant	82.9	70.8	74.2	70.0	39.5	71.4
Emergency		12.4	22.2	90.0	337.9	68.5
Exceptional Homeless				241.7	132.7	187.2
Exceptional Medical			2.4			2.4
Leaving Care		106.0	92.5			104.8
Priority Homeless			92.2	137.4		107.3
Starred decant priority			7.9		3.1	5.5
Un Occ High Demand		413.4	310.3	24.5		340.3
Unauthorised Occupant		15.4				15.4
<b>Total band 1</b>	<b>82.9</b>	<b>124.8</b>	<b>137.8</b>	<b>78.2</b>	<b>110.5</b>	<b>124.4</b>
<b>Band 2</b>						
Homeless Prevention		10.9	14.9	30.5		15.3
Medical High		50.8	54.3	93.0	458.0	88.4
Overcrowded by 2 bed or more			58.5	75.4	322.6	127.9
Supported Housing Move On	8.5	13.5	11.4			12.5
<b>Total band 2</b>	<b>8.5</b>	<b>17.8</b>	<b>28.5</b>	<b>77.7</b>	<b>333.0</b>	<b>62.1</b>
<b>Band 3</b>						
Medical Low	40.2	119.7	246.3	250.5		143.4
Overcrowded By 1 Bed	93.9	132.8	243.4	327.8		254.1
Priority Homeless	24.6	50.7	95.4	75.3	284.9	93.3
Welfare	66.3	49.3				53.5
<b>Total band 3</b>	<b>58.3</b>	<b>100.3</b>	<b>126.6</b>	<b>254.2</b>	<b>284.9</b>	<b>147.8</b>
<b>Band 4</b>						
No Rehousing Reason	286.5	209.5	173.9			243.2
<b>Total band 4</b>	<b>286.5</b>	<b>209.5</b>	<b>173.9</b>			<b>243.2</b>
<b>Total General Lets</b>	<b>98.1</b>	<b>94.5</b>	<b>101.9</b>	<b>160.9</b>	<b>294.6</b>	<b>117.5</b>
<b>Special Lets</b>						
Disabled		86.5	202.8	92.6	210.9	151.0
Sheltered	357.1	217.4	813.0			248.2
<b>Total Special Lets</b>	<b>357.1</b>	<b>174.4</b>	<b>225.4</b>	<b>92.6</b>	<b>210.9</b>	<b>196.9</b>
<b>Grand Total</b>	<b>134.4</b>	<b>106.6</b>	<b>109.9</b>	<b>159.2</b>	<b>285.1</b>	<b>125.1</b>

## Appendix 6

### Overview of Preferential Lets to AF/FT properties

	Preference Adverts	Studio	1 Bed	2 Bed	3 Bed	Total Lets to Rehousing Reason
	<b>Decant</b>					
Rehousing Reason	Decant		6	1		7
	Emergency		1	1		2
	Homeless Prevention		2	4		6
	Leaving Care		5			5
	Medical High			1		1
	Medical Low		2	1		3
	Overcrowded By 1 Bed		3	2		5
	Overcrowded by 2 bed or more			4		4
	Supported Housing Move On		7			7
	Un Occ High Demand		2	1		3
	<b>Total Decant Adverts</b>		<b>28</b>	<b>15</b>		<b>43</b>
	<b>Disabled</b>					
	Exceptional Medical			1		1
	Homeless Prevention		1			1
	Medical Low				1	1
	Overcrowded By 1 Bed			1		1
	Un Occ High Demand			1		1
	<b>Total Disabled Adverts</b>		<b>1</b>	<b>3</b>	<b>1</b>	<b>5</b>
	<b>Overcrowded by 2 bed or more</b>					
	Homeless Prevention			1		1
	Overcrowded by 2 bed or more				2	2
	<b>Total Overcrowded 2 bed Adverts</b>			<b>1</b>	<b>2</b>	<b>3</b>
	<b>Priority Homeless</b>	<b>3</b>	<b>8</b>	<b>26</b>	<b>5</b>	<b>42</b>
	Decant		1			1
	Homeless Prevention			1		1
	Medical Low		1			1
	Overcrowded By 1 Bed		1	2	2	5
	Priority Homeless	1	5	23	3	32
	No Rehousing Reason	2				2
	<b>Total Priority Homeless Adverts</b>					
	<b>Supported Housing Move On</b>					
	Decant	1	1			2
	Medical High		2			2
	Medical Low		2			2
	Overcrowded By 1 Bed		2			2
	Supported Housing Move On	3	10			13



	Preference Adverts	Studio	1 Bed	2 Bed	3 Bed	Total Lets to Rehousing Reason
	Un Occ High Demand		1			1
	Welfare		1			1
	<b>Total Supported Housing Adverts</b>	<b>4</b>	<b>19</b>			<b>23</b>
	<b>Un Occ High Demand</b>					
	Homeless Prevention		1	3		4
	Leaving Care		3			3
	Medical Low		1			1
	Overcrowded By 1 Bed		1			1
	Overcrowded by 2 bed or more			1		1
	Priority Homeless			1		1
	Un Occ High Demand		1	1		2
	<b>Total Un Occ Adverts</b>		<b>7</b>	<b>6</b>		<b>13</b>
	<b>No Preference</b>					
	Decant		3	1		4
	Emergency			1		1
	Homeless Prevention			15		15
	Leaving Care		1			1
	Medical High		1			1
	Medical Low	1	1	3	1	6
	OOB Employment Conn	1				1
	Overcrowded By 1 Bed	1	4	6	1	12
	Overcrowded by 2 bed or more			2	1	3
	Priority Homeless			1		1
	Supported Housing Move On	1	2			3
	Un Occ High Demand		4			4
	No Rehousing Reason	2	1			3
	<b>Total No Preference Adverts</b>	<b>6</b>	<b>17</b>	<b>29</b>	<b>3</b>	<b>55</b>
	<b>Total or all Adverts</b>	<b>13</b>	<b>80</b>	<b>80</b>	<b>11</b>	<b>184</b>

## Appendix 7 – Ethnicity Monitoring of Lettings 2011/12

### Ethnic monitoring of lettings 2011/12

	Studio		1 beds		2 beds		3 beds		4+ beds		All Lettings	
	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age
BANGLADESHI	0	0.00%	1	0.06%	1	0.06%	0	0.00%	0	0.00%	2	0.12%
BLACK AFRICAN	13	0.79%	88	5.35%	64	3.89%	55	3.34%	7	0.43%	227	13.79%
BLACK CARIBBEAN	24	1.46%	133	8.08%	87	5.29%	54	3.28%	3	0.18%	301	18.29%
BLACK OTHER	4	0.24%	22	1.34%	12	0.73%	11	0.67%	1	0.06%	50	3.04%
BRITISH IRISH	1	0.06%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.06%
CHINESE	0	0.00%	7	0.43%	3	0.18%	5	0.30%	0	0.00%	15	0.91%
CHINESE OTHER	0	0.00%	2	0.12%	0	0.00%	0	0.00%	0	0.00%	2	0.12%
CZECH REPUBLIC	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	0.06%	1	0.06%
ENGLISH	0	0.00%	2	0.12%	0	0.00%	1	0.06%	0	0.00%	3	0.18%
INDIAN	1	0.06%	3	0.18%	1	0.06%	2	0.12%	2	0.12%	9	0.55%
IRISH	0	0.00%	0	0.00%	1	0.06%	0	0.00%	0	0.00%	1	0.06%
LATVIA	1	0.06%	1	0.06%	0	0.00%	0	0.00%	0	0.00%	2	0.12%
LITHUANIA	0	0.00%	2	0.12%	0	0.00%	0	0.00%	0	0.00%	2	0.12%
NORTHERN IRISH	0	0.00%	1	0.06%	0	0.00%	0	0.00%	0	0.00%	1	0.06%
NOT DISCLOSED	50	3.04%	208	12.64%	176	10.69%	95	5.77%	31	1.88%	560	34.02%
OTHER	6	0.36%	15	0.91%	13	0.79%	13	0.79%	4	0.24%	51	3.10%
OTHER ASIAN BACKGRND	0	0.00%	9	0.55%	3	0.18%	6	0.36%	1	0.06%	19	1.15%
OTHER EEA NATIONAL	1	0.06%	0	0.00%	1	0.06%	0	0.00%	0	0.00%	2	0.12%
OTHER MIXED	0	0.00%	4	0.24%	2	0.12%	1	0.06%	0	0.00%	7	0.43%
PAKISTANI	1	0.06%	1	0.06%	0	0.00%	1	0.06%	1	0.06%	4	0.24%
POLAND	0	0.00%	1	0.06%	1	0.06%	1	0.06%	0	0.00%	3	0.18%
TURKISH	0	0.00%	2	0.12%	1	0.06%	2	0.12%	0	0.00%	5	0.30%
TURKISH CYPRIOT	0	0.00%	2	0.12%	3	0.18%	0	0.00%	0	0.00%	5	0.30%
VIETNAMESE	0	0.00%	2	0.12%	5	0.30%	2	0.12%	1	0.06%	10	0.61%
WELSH	0	0.00%	1	0.06%		0.00%	0	0.00%	0	0.00%	1	0.06%
WHITE	6	0.36%	20	1.22%	22	1.34%	12	0.73%	1	0.06%	61	3.71%
WHITE & ASIAN	0	0.00%	2	0.12%	2	0.12%	0	0.00%	0	0.00%	4	0.24%

	Studio		1 beds		2 beds		3 beds		4+ beds		All Lettings	
	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age
WHITE BRITISH	15	0.91%	110	6.68%	63	3.83%	22	1.34%	2	0.12%	212	12.88%
WHITE IRISH	1	0.06%	1	0.06%	1	0.06%	2	0.12%	0	0.00%	5	0.30%
WHITE OTHER BACKGRND	2	0.12%	10	0.61%	14	0.85%	9	0.55%	0	0.00%	35	2.13%
WHITE&BLACK AFRICAN	1	0.06%	5	0.30%	2	0.12%	1	0.06%	0	0.00%	9	0.55%
WHITE&BLACK CARIBBEAN	4	0.24%	14	0.85%	10	0.61%	6	0.36%	0	0.00%	34	2.07%
WHITE&OTHER BACKGRND	0	0.00%	1	0.06%	1	0.06%	0	0.00%	0	0.00%	2	0.12%
<b>Total of Ethnic Origin</b>	<b>131</b>	<b>7.96%</b>	<b>670</b>	<b>40.70%</b>	<b>489</b>	<b>29.71%</b>	<b>301</b>	<b>18.29%</b>	<b>55</b>	<b>3.34%</b>	<b>1646</b>	<b>100.00%</b>

## Appendix 8 - Ethnicity Monitoring of Lettings April 2012 - Dec 2012

### Ethnic monitoring of lettings Apr - Dec 2012

	Studio		1 beds		2 beds		3 beds		4+ beds		All Lettings	
	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age
BANGLADESHI	0	0.00%	2	0.18%	2	0.18%	0	0.00%	0	0.00%	4	0.35%
BLACK AFRICAN	5	0.44%	51	4.50%	48	4.24%	38	3.35%	11	0.97%	153	13.50%
BLACK CARIBBEAN	4	0.35%	62	5.47%	77	6.80%	24	2.12%	2	0.18%	169	14.92%
BLACK OTHER	1	0.09%	7	0.62%	18	1.59%	5	0.44%	4	0.35%	35	3.09%
CHINESE	1	0.09%	5	0.44%	4	0.35%	1	0.09%	0	0.00%	11	0.97%
CHINESE OTHER	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	1	0.09%
INDIAN	0	0.00%	0	0.00%	1	0.09%	1	0.09%	0	0.00%	2	0.18%
IRISH	0	0.00%	0	0.00%	0	0.00%	1	0.09%	0	0.00%	1	0.09%
LITHUANIA	0	0.00%	0	0.00%	1	0.09%	0	0.00%	0	0.00%	1	0.09%
NOT DISCLOSED	25	2.21%	199	17.56%	139	12.27%	73	6.44%	15	1.32%	451	39.81%
OTHER	2	0.18%	4	0.35%	10	0.88%	7	0.62%	2	0.18%	25	2.21%
OTHER ASIAN BACKGRND	1	0.09%	5	0.44%	2	0.18%	4	0.35%	0	0.00%	12	1.06%
OTHER MIXED	0	0.00%	1	0.09%	2	0.18%	1	0.09%	0	0.00%	4	0.35%
PAKISTANI	0	0.00%	1	0.09%	1	0.09%	0	0.00%	0	0.00%	2	0.18%
POLAND	0	0.00%	1	0.09%	0	0.00%	0	0.00%	1	0.09%	2	0.18%
SCOTTISH	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
TURKISH	0	0.00%	0	0.00%	1	0.09%	1	0.09%	0	0.00%	2	0.18%
TURKISH CYPRIOT	0	0.00%	0	0.00%	1	0.09%	1	0.09%	0	0.00%	2	0.18%
VIETNAMESE	0	0.00%	2	0.18%	4	0.35%	1	0.09%	1	0.09%	8	0.71%
WHITE	0	0.00%	1	0.09%	4	0.35%	6	0.53%	1	0.09%	12	1.06%
WHITE & ASIAN	0	0.00%	1	0.09%	0	0.00%	0	0.00%	0	0.00%	1	0.09%
WHITE BRITISH	10	0.88%	62	5.47%	71	6.27%	20	1.77%	6	0.53%	169	14.92%
WHITE IRISH	0	0.00%	5	0.44%	2	0.18%	0	0.00%	0	0.00%	7	0.62%
WHITE OTHER BACKGRND	0	0.00%	6	0.53%	14	1.24%	6	0.53%	1	0.09%	27	2.38%
WHITE&BLACK AFRICAN	0	0.00%	1	0.09%	3	0.26%	3	0.26%	0	0.00%	7	0.62%

	Studio		1 beds		2 beds		3 beds		4+ beds		All Lettings	
	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age	No.	%age
WHITE&BLACK CARIBBEAN	1	0.09%	7	0.62%	12	1.06%	1	0.09%	0	0.00%	21	1.85%
WHITE&OTHER BACKGRND	0	0.00%	1	0.09%	1	0.09%	1	0.09%	0	0.00%	3	0.26%
<b>Total of Ethnic Origin</b>	<b>50</b>	<b>4.41%</b>	<b>425</b>	<b>37.51%</b>	<b>418</b>	<b>36.89%</b>	<b>196</b>	<b>17.30%</b>	<b>44</b>	<b>3.88%</b>	<b>1133</b>	<b>100.00%</b>