

Mayor & Cabinet			
Report Title	Annual Lettings Plan 2015/16		
Key Decision	Yes		
Wards	All	Item No.	
Contributors	Executive Director, Customer Services		
Class	Open	Date	26 March 2015

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 2015/16 and seeks approval for the changes. We project a continuing downturn in the number of available lettings in 2015/16 of 1,098 (5.5%). The housing supply and demand trend since 2010/11 demonstrates a chronic shortage in new supply and relets of 43%. Accordingly, the changes to the plan are proposed in order 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 under occupation and severe overcrowding, moving single vulnerable households on from supported accommodation to independence, supporting the regeneration of designated housing estates, reduce the number of homeless households in unsuitable and costly temporary accommodation. Since 2010/11 numbers in nightly paid temporary accommodation has increased to 73%. We have increased the number of lettings to homeless households to keep pace with the increase in accepted homeless applications and reduced supply.
- 1.3 This report also presents the final lettings outcomes for 2013/14 and the position for the first 9 months of 2014/15 (1st April '14 to 31st December '14). It also shows the current demand position on the housing register. This reflects performance in supply and demand management since April 2013 and informs the proposed lettings plan for 2015/16.

	Studio	1	2	3	4+	Grand Total
Demand (Housing Register – 31.12.14)	4	1952	3300	2374	961	8,591
13/14 Lets (01.04.14 – 31.12.14)	28	275	221	124	30	678

- 1.4 Numbers in temporary accommodation are at an all-time high at 1,731, this is an increase of 67.8% since 2011/12. Lewisham are combating this by:-
- ongoing prevention work
 - increasing the percentage of lettings to homeless households
 - exploring discharge of duty into the private rented sector.

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 Mayor is recommended to:

- 3.1 Note the lettings outcomes for 2013/14 and 2014/15 and the position on the housing register.
- 3.2 Agree the proposed Lettings Plan for 2015/16.

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. However, from December 2013 to December 2014 we have seen a significant increase in households in temporary accommodation by 26% reflecting a five year trend since 2010 numbers in temporary accommodation have increased to 73%. Therefore we have increased the percentage of lettings to this group; 80% of all available two bedrooms and 70% of available three bedroom accommodation was introduced 1st September 2014.
- 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 It is anticipated that there will be a reduction in lets and new supply; let's for 14/15 were expected at 1384 however projections indicate that this figure will be closer to 1162 a reduction of 18%. Again this reflects a five year trend; overall lets have reduced by 38.5% since 2010 /11.

4.5 Since the introduction of affordable rents and fixed term tenancies (approximately 2 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 may contribute to the reduction in relets within existing social housing stock as reflected in the supply and demand report.

In 13/14 there were 272 lets to AF/FT properties; representing 19.2% of the total number of lets of 1,416. In 14/15 (1st April – 31st December 2014) there has been 117 lets, representing 17.2% of the 678 lets. There is no shortage in demand for these tenancies.

4.6 The Mayor of London launched housing-moves pan-London mobility scheme in May 2012. Lewisham continues to actively participate. Lewisham's contribution for 14/15 is 73 lets across 1-3 bedroom units. To date Lewisham has offered 21 properties and has successfully let 7 of their quota to the scheme, this is due to low demand for the borough of Lewisham. 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 2013/14 and 2014/15

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

	2010/11	2011/12	2012/13	2013/14	2014/15 (Apr-Dec 14)	Projected 2014/15
General needs lets	1466	1486	1408	1119	567	992
Special lets *	424	336	345	286	104	161
Housing moves	0	0	6	11	7	9
Total lets	1890	1822	1,759	1,416	678	1162

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

The projected outturn for 2014/15 is 1162 which is 17.94% (254) below the previous year. Lets have reduced by 718 units (38.5%) in 5 years.

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

	Actual % of lets 13/14	% of lets Apr – Dec '14	Percentage of lets 14/15 target

Band 1	18.2%	18.3%	22.3%
Band 2	29.1%	24.2%	17.7%
Band 3	31.7%	41.2%	42.4%
Special lets*	20.2%	15.3%	13.3%
Housing Moves	0.8%	1.0%	4.3%

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

** Note – 248 lets awaiting resulting which may alter the distribution of percentages)

- 5.3 The increase in lets to band 2 is a reflection of the increased acceptances of Homeless Prevention. However, as later explained in this report, with the increased lettings to priority homeless households, realistically this priority group will not be rehoused within the current target of 12 weeks and therefore this priority group will be reviewed when the Housing Allocation Scheme is reviewed, this is anticipated later this year.
- 5.4 In 2014/15 five priorities outlined in 6.2 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.
- 5.5 Overall it is projected the letting plan for 2014/15 will perform broadly to target.
- 5.6 Decants are the main area performing below target. This is largely due to the reduced pressure on decanting Milford Towers which is a consequence of the delayed programme of the Catford regeneration scheme. The target also included the Deptford Southern decant program which has not started as anticipated. This is expected to start in Spring 2015. It also included Kenton Court and Somerville; a specialised housing where residents have been decanted to other specialised housing.

Scheme	Households of moved
Heathside & Lethbridge	10
Excalibur	3
Kenton Court	0
Somerville	0
Milford Towers	10
Total	23

- 5.7 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 13/14 was in band 1 at 0.4 weeks and in the current year in band 2 at 8.8 weeks. So far in 2014/15 the overall average wait time for 1 bed needs across all bands is 57.4 weeks and for 4 or more bedrooms is 147.6 weeks. For 1 bed's this is in line with the previous year at 54.4 weeks. However for 4 beds there is a significant increase from the previous year at 207.0 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 2015/16

6.1 The Lettings Plan proposed is set out at **Appendix 1**. It projects a decrease in the overall supply of new build accommodation, 338 across all tenures in 15/16. Re-lets have decreased consistently over the last few years and is projected at 615 (this includes temp to perm and direct lets).

6.2 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

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. However, it must be noted with the 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 lets 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.

6.4 The current housing register has 8,591 households (as at 31.12.14). In 14/15 (01.04.14 – 31.12.14) we have achieved 678 lets, this reflects that demand far outweighs supply.

	Studio	1	2	3	4+	Grand Total
Demand (Housing Register – 31.12.14)	4	1952	3300	2374	961	8,591
13/14 Lets (01.04.14 – 31.12.14)	28	275	221	124	30	678

6.5 There are 766 households registered in band 1 as under occupiers this is an increase of 47 from last year despite moving 70 under occupying households. This increase was anticipated as those affected by the 'spare room' subsidy (bedroom tax) in April 2013 look to move to a more affordable home. Increasing the number of moves to this group in order to release larger homes remains a key priority for 2015/16 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.

	Bed Size Released			Total
	2 Bed	3 Bed	4+ Bed	
Homesearch	39	29	8	76
Mutual Exchange		2	1	3
Perfect Fit		2		2
Management Let		1		1
Moved in with family		1		1
Total	39	35	9	83

- 6.6 The Trading Places project team was established in February 2014 and tasked with providing an intensive support based service to those affected by the removal of the Spare Room Subsidy or 'bedroom tax'. The team has supported 83 households facing financial hardship to move to more suitably sized accommodation, reducing numbers of potential evictions & releasing much needed larger properties.
- 6.6.1 In line with the pilot chain lets scheme 34 of the properties released have been used to move a household affected by the benefit cap from unaffordable temporary accommodation.
- 6.6.2 Another 27 properties have been used to rehouse homeless families reducing temporary accommodation costs and providing families with a secure tenure.
- 6.6.3 The remaining properties have been used to address other priority needs across the housing register and in some cases produced a property chain allowing several households to move. We will continue to explore the use of 'chain lets' to reduce under occupation, overcrowding tenants and rehouse priority homeless households.
- 6.6.4 Trading Places provides a vital resource to more vulnerable tenants who would otherwise struggle to access online housing options and continues to engage with a caseload of 120 tenants wishing to downsize, proactively working with Housing Benefit, RP Partners and Income & Welfare Teams across the borough. An extension of the project would mean a continuation of this work and an increase in the number of larger homes released into the housing pool supporting the draft Housing Strategy.
- 6.6.5 Housing Benefits have been supporting some households affected by the 'spare room subsidy' by way of DHP (Discretionary Housing Payment) where households meet the requirements; including being registered for housing and actively bidding for smaller accommodation. However, some households were reluctant to move as the shortfall in their rent was being covered.
- 6.7 There are currently 143 cases registered with a decant need. The number of council decants needing rehousing next year is slightly 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, Somerville, Kenton and Deptford.

- 6.8 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. Future nominations will be used to provide much better access to move on within the mental health supported housing cohort also to "de-silt" these schemes, which will also support better hospital discharge and better health outcomes within the mental health sector let alone help to continue to reduce rough sleeping through supported housing and initiatives such as Housing First. It is anticipated in the coming year that additional schemes and properties will be coming into the pathway to provide more varied support options for single homeless clients to meet the increasing numbers approaching SHIP. Currently 123 applicants are registered as supporting housing move on.
- 6.9 There are 414 serious overcrowded cases registered that lack 2 or more bedrooms a decrease from last year at 459. 30 severely overcrowded households have moved to date in 14/15. Targets will continue to be set for this group in 2015/16 as it remains a priority area.
- 6.10 There were 1,731 households in temporary accommodation at the end of December 2014 an increase from last year of 26% (359 households).

Households in temporary accommodation	Dec 11/12	Dec 12/13	Dec 13/14	Dec 14/15
Total	1,032	1,168	1,372	1731

It is proposed to increase letting targets for this group given the rising numbers in TA.

- 6.11 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 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 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 29th 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 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 2012/13 and 2013/14 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 2015/16

Band & Rehousing Reason	Bed Size					Total	% of general lets	% of all lets
	Studio	1	2	3	4+			
Band 1								
Decant	0	44	20	18	10	92	11.0%	8.4%
Un Occ High Demand	0	50	10	3	0	63	7.5%	5.7%
All other band 1	0	7	1	6	2	14	1.7%	1.3%
Total Band 1	0	101	31	27	8	167	19.9%	15.2%
Band 2								
Overcrowded by 2 bed or more	0	0	5	10	5	20	2.4%	1.8%
Supported Housing Move On	40	99	0	0	0	139	16.6%	12.7%
All other band 2	0	17	29	8	1	55	6.6%	5.0%
Total Band 2	40	116	34	18	6	214	25.5%	19.5%
Band 3								
Priority Homeless	15	35	264	106	18	438	52.2%	39.9%
All other band 3	8	10	1	1	0	20	2.4%	1.8%
Total Band 3	23	45	265	107	18	458	54.6%	41.7%
Grand Total	63	262	330	152	32	839	100%	76.4%
							% of Special lets	% of all lets
Special Lets								
Temp to Perm	0	21	35	60	3	119	57.8%	10.8%
Sheltered	8	45	1	1	0	55	26.7%	5.0%
Disabled	0	10	15	7	0	32	15.5%	2.9%
Total Special Lets	8	76	51	68	3	206	100%	18.8%
Housing Moves	0	30	15	8	0	53		4.8%
Overall total lets	71	368	396	228	35	1098		100.0%

Appendix 2 - Total Lettings – 2013/14

Band & Rehousing Reason	Bed Size					Total	% of general lets	% of all lets
	Studio	1	2	3	4+			
Band 1								
Decant		20	20	7	2	49	4.4%	3.5%
Emergency		3	4	1	1	9	0.8%	0.6%
Exceptional Homeless		1	7	2	2	12	1.1%	0.8%
Leaving Care	3	32	8			43	3.8%	3.0%
No Long Req Spe Unit		2				2	0.2%	0.1%
OC Una to Suc Tenanc		1				1	0.1%	0.1%
Starred decant priority		3	7	14	2	26	2.3%	1.8%
Success Too Large Pr		4	1			5	0.4%	0.4%
Un Occ High Demand		73	34	3	1	111	9.9%	7.8%
Total Band 1	3	139	81	27	8	258	23.1%	18.2%
Band 2								
Homeless Prevention		7	86	2		95	8.5%	6.7%
Medical High		10	11	11	1	33	2.9%	2.3%
Medical Low		1				1	0.1%	0.1%
Overcrowded by 2 bed or more			25	64	25	114	10.2%	8.1%
Supported Housing Move On	49	116	3	1		169	15.1%	11.9%
Total Band 2	49	134	125	78	26	412	36.8%	29.1%
Band 3								
Medical Low	2	14	2			18	1.6%	1.3%
Overcrowded By 1 Bed	6	32	3	15		56	5.0%	4.0%
Priority Homeless	3	46	208	71	21	349	31.2%	24.6%
Welfare	11	14	1			26	2.3%	1.8%
Total Band 3	22	106	214	86	21	449	40.1%	31.7%
Grand Total	74	379	420	191	55	1119	100.0%	79.0%
							% of Special lets	% of all lets
Special Lets								
Temp to Perm	3	21	35	109	3	171	59.8%	12.1%
Sheltered	5	62	1	1	0	69	24.1%	4.9%
Disabled	0	14	24	8	0	46	16.1%	3.2%
Total Special Lets	8	97	60	118	3	286	100.0%	20.2%
Housing Moves	0	5	3	3	0	11		0.8%
Overall total lets	82	481	483	312	58	1416		100.0%

Appendix 3 – Total Lettings 14/15 – (1st April ‘14 – 31st December ‘14)

Band & Rehousing Reason	Bed Size					Total	% of general lets	% of all lets
	Studio	1	2	3	4+			
Band 1								
Decant		8	7	5	1	21	3.7%	3.1%
Emergency		1	2	4		7	1.2%	1.0%
Leaving Care		18	7			25	4.4%	3.7%
Management Discretion 1				2		2	0.4%	0.3%
Medical High			1			1	0.2%	0.1%
OC Una to Suc Tenanc		1				1	0.2%	0.1%
Starred decant priority			1	1		2	0.4%	0.3%
Success Too Large Pr		2				2	0.4%	0.3%
Un Occ High Demand		51	9	3		63	11.1%	9.3%
Total Band 1		81	27	15	1	124	21.9%	18.3%
Band 2							0.0%	0.0%
Homeless Prevention		4	33			37	6.5%	5.5%
Management Discretion 2			1			1	0.2%	0.1%
Medical High		6	4	8	2	20	3.5%	2.9%
Overcrowded by 2 bed or more			1	23	6	30	5.3%	4.4%
Supported Housing Move On	12	62	2			76	13.4%	11.2%
Total Band 2	12	72	41	31	8	164	28.9%	24.2%
Band 3							0.0%	0.0%
Medical Low	4	15		2		21	3.7%	3.1%
Overcrowded By 1 Bed	6	23	3	7		39	6.9%	5.8%
Priority Homeless		27	115	44	19	205	36.2%	30.2%
Welfare	2	11	1			14	2.5%	2.1%
Total Band 3	12	76	119	53	19	279	49.2%	41.2%
Total	24	229	187	99	28	567	100.0%	83.6%
							% of Special lets	% of all lets
Special Lets								
Temp to Perm	0	6	25	14	2	47	45.2%	6.9%
Sheltered	4	32	0	0	0	36	34.6%	5.3%
Disabled	0	5	7	9	0	21	20.2%	3.1%
Total Special Lets	4	43	32	23	2	104	100.0%	15.3%
Housing Moves	0	3	2	2	0	7		1.0%
Overall total lets	28	275	221	124	30	678		100.0%

Appendix 4 - Average waiting times based on lettings outcomes (weeks) 2013/14

Band & Rehousing Reason	Bed Size					Average
	Studio	1	2	3	4+	
Band 1						
Decant		94.5	83.7	104.5	127.0	92.7
Emergency		46.6	15.3	10.7	5.9	28.3
Exceptional Homeless		0.4	57.1	29.3	7.3	39.4
Exceptional Medical		26.6				26.6
Leaving Care	121.5	99.5	132.5			107.2
No Long Req Spe Unit		57.3				57.3
OC Una to Suc Tenanc		82.9				82.9
Starred decant priority		110.0	100.0	96.6	92.5	98.7
Success Too Large Pr		110.0	191.0			126.2
Un Occ High Demand		39.5	55.0	65.4	70.9	45.0
Total Band 1	121.5	62.8	72.6	87.0	66.3	68.9
Band 2						
Homeless Prevention		19.3	38.7	52.1		37.1
Medical High		54.5	82.5	93.8	397.7	81.8
Medical Low		9.6				9.6
Overcrowded by 2 bed or more			71.7	73.5	237.6	108.8
Supported Housing Move On	10.7	16.1	44.4	62.9		15.6
Total Band 2	10.7	20.9	51.5	76.6	243.7	52.3
Band 3						
Medical Low	50.9	147.4	121.9	15.3		132.7
Overcrowded By 1 Bed	97.6	130.3	232.7	255.9		167.0
Priority Homeless	11.3	41.3	118.9	129.7	215.1	115.4
Welfare	40.9	43.2	4.7			41.8
Total Band 3	51.3	81.5	147.5	149.9	215.1	127.0
Total Average Waiting Time	28.3	54.4	90.6	110.3	207.0	81.6

Appendix 5 - Average waiting times based on lettings outcomes (weeks) - April 1st 2014 – 31st December 2014

Band & Rehousing Reason	Bed Size					Average
	Studio	1	2	3	4+	
Band 1						
Decant		170.0	129.1	117.4	120.9	141.7
Emergency		44.9	16.5	22.8		23.2
Leaving Care		64.3	118.9			79.6
Management Discretion 1				20.0		20.0
Medical High			20.9			20.9
OC Una to Suc Tenanc		23.9				23.9
Starred decant priority		109.9	141.0	143.9		131.6
Success Too Large Pr		22.6				22.6
Un Occ High Demand		43.6	64.9	44.5		46.4
Total Band 1		60.1	90.4	69.6	120.9	67.9
Band 2						
Homeless Prevention		8.8	39.1			35.9
Management Discretion 2			29.6			29.6
Medical High		70.0	42.3	177.9	96.1	111.6
Overcrowded by 2 bed or more			74.3	81.1	257.8	116.2
Supported Housing Move On	19.9	14.0	38.4			15.5
Total Band 2	19.9	20.7	40.1	116.0	217.4	53.2
Band 3						
Medical Low	72.7	109.3	55.0	155.2		108.6
Overcrowded By 1 Bed	68.0	104.6	285.4	360.3		161.9
Priority Homeless		34.9	127.1	127.8	119.7	114.1
Welfare	49.5	106.7	214.6			98.0
Total Band 3	62.2	85.7	131.8	159.3	119.7	118.2
Average Waiting Time Weeks	44.1	57.4	105.0	131.6	147.6	88.5

Appendix 6 - Let's to AF/FT properties 2013/14

Applicant Type & Rehousing Reason	Bed Size					Total	%
	Studio	1	2	3	4+		
Applicants							
Emergency		1				1	
Homeless Prevention		5	27			32	
Leaving Care	2	9	3			14	
Medical High			3	1		4	
Medical Low		5	3			8	
Overcrowded By 1 Bed	3	14		1		18	
Overcrowded by 2 bed or more			6	5	3	14	
Supported Housing Move On	10	26				36	
Welfare	1	2				3	
Total Applicants	16	62	42	7	3	130	47.8%
Homeless							
Exceptional Homeless			3			3	
Priority Homeless	1	14	64	11	2	92	
Total Homeless	1	14	67	11	2	95	34.9%
Transfers							
Decant		6	2			8	
Emergency		2	1			3	
Homeless Prevention			1			1	
Medical High		4	3	1		8	
Medical Low		1				1	
Overcrowded By 1 Bed				1		1	
Overcrowded by 2 bed or more					1	1	
Starred decant priority		1				1	
Success Too Large Pr		2				2	
Supported Housing Move On	1	2	1	1		5	
Un Occ High Demand		7	8	1		16	
Total Transfers	1	25	16	4	1	47	17.3%
Grand total	18	101	125	22	6	272	100%

Appendix 7 - Let's to AF/FT properties 2014/15 – (1st April '14 to 31st December 2014)

Applicant Type & Rehousing Reason	Bed Size					Total	%
	Studio	1	2	3	4+		
Applicants							
Homeless Prevention		2	2			4	
Leaving Care		4	2			6	
Medical High				1	1	2	
Medical Low		4	1	2		7	
Overcrowded By 1 Bed		6	1			7	
Overcrowded by 2 bed or more				4	1	5	
Supported Housing Move On	1	11				12	
Total Applicants	1	27	6	7	2	43	36.8%
Homeless							
Priority Homeless		7	23	11	7	48	
Total Homeless		7	23	11	7	48	41.0%
Transfers							
Medical High			3	1		4	
Medical Low		1	1	2		4	
Overcrowded By 1 Bed			1	3		4	
Overcrowded by 2 bed or more					1	1	
Success Too Large Pr		1				1	
Supported Housing Move On		4				4	
Un Occ High Demand		5	2			7	
Welfare			1			1	
Total Transfers		11	8	6	1	26	22.2%
Grand total	1	45	37	24	10	117	100%

Appendix 8 – Ethnicity Monitoring of Lettings 2013/14

Ethnic Monitoring of Lettings	Studio	%age	1	%age	2	%age	3	%age	4+	%age	Total	%age
ARAB		0.0%		0.0%	1	0.1%		0.0%		0.0%	1	0.1%
BANGLADESHI		0.0%	2	0.2%	1	0.1%		0.0%		0.0%	3	0.2%
BLACK AFRICAN	5	0.4%	41	3.3%	44	3.6%	48	3.9%	13	1.1%	151	12.2%
BLACK CARIBBEAN	8	0.6%	63	5.1%	81	6.6%	25	2.0%	7	0.6%	184	14.9%
BLACK OTHER	3	0.2%	13	1.1%	12	1.0%	4	0.3%	1	0.1%	33	2.7%
CHINESE		0.0%	2	0.2%	4	0.3%	1	0.1%	2	0.2%	9	0.7%
INDIAN		0.0%		0.0%	2	0.2%		0.0%		0.0%	2	0.2%
NOT DISCLOSED	49	4.0%	224	18.2%	157	12.7%	81	6.6%	22	1.8%	533	43.2%
OTHER		0.0%	5	0.4%	17	1.4%	5	0.4%	2	0.2%	29	2.4%
OTHER ASIAN BACKGRND	2	0.2%	4	0.3%	9	0.7%	6	0.5%	2	0.2%	23	1.9%
OTHER MIXED		0.0%	4	0.3%	6	0.5%	1	0.1%	1	0.1%	12	1.0%
TURKISH		0.0%	1	0.1%		0.0%		0.0%		0.0%	1	0.1%
VIETNAMESE		0.0%	1	0.1%	2	0.2%		0.0%		0.0%	3	0.2%
WHITE		0.0%	3	0.2%		0.0%		0.0%		0.0%	3	0.2%
WHITE BRITISH	8	0.6%	72	5.8%	76	6.2%	16	1.3%	5	0.4%	177	14.3%
WHITE IRISH	1	0.1%	6	0.5%	4	0.3%		0.0%		0.0%	11	0.9%
WHITE OTHER BACKGRND		0.0%	6	0.5%	13	1.1%	8	0.6%		0.0%	27	2.2%
WHITE&BLACK AFRICAN	1	0.1%	1	0.1%	2	0.2%		0.0%		0.0%	4	0.3%
WHITE&BLACK CARIBBEAN	2	0.2%	6	0.5%	13	1.1%	4	0.3%		0.0%	25	2.0%
WHITE&OTHER BACKGRND		0.0%	1	0.1%	1	0.1%	1	0.1%		0.0%	3	0.2%
Grand total	79	6.4%	455	36.9%	445	36.1%	200	16.2%	55	4.5%	1234	100%

Appendix 9 - Ethnicity Monitoring of Lettings 2014/15 – (1st April '14 – 31st December'14)

Ethnic Monitoring of Lettings	Studio	%age	1	%age	2	%age	3	%age	4+	%age	Total	%age
ARAB		0.0%	1	0.2%		0.0%		0.0%		0.0%	1	0.2%
BANGLADESHI		0.0%		0.0%	1	0.2%		0.0%		0.0%	1	0.2%
BLACK AFRICAN	4	0.6%	23	3.7%	20	3.2%	20	3.2%	9	1.4%	76	12.2%
BLACK CARIBBEAN		0.0%	32	5.1%	35	5.6%	21	3.4%	4	0.6%	92	14.7%
BLACK OTHER		0.0%	6	1.0%	5	0.8%	4	0.6%	2	0.3%	17	2.7%
CHINESE		0.0%	2	0.3%	5	0.8%	2	0.3%		0.0%	9	1.4%
NOT DISCLOSED	14	2.2%	150	24.0%	73	11.7%	38	6.1%	9	1.4%	284	45.5%
OTHER	3	0.5%	2	0.3%	5	0.8%	4	0.6%		0.0%	14	2.2%
OTHER ASIAN BACKGRND		0.0%	2	0.3%	4	0.6%	2	0.3%	1	0.2%	9	1.4%
OTHER MIXED		0.0%	1	0.2%		0.0%		0.0%		0.0%	1	0.2%
WHITE		0.0%	2	0.3%	1	0.2%		0.0%		0.0%	3	0.5%
WHITE BRITISH	5	0.8%	33	5.3%	38	6.1%	9	1.4%	2	0.3%	87	13.9%
WHITE IRISH		0.0%	2	0.3%		0.0%	1	0.2%		0.0%	3	0.5%
WHITE OTHER BACKGRND	1	0.2%	4	0.6%	4	0.6%	6	1.0%	1	0.2%	16	2.6%
WHITE&BLACK AFRICAN		0.0%	2	0.3%		0.0%		0.0%		0.0%	2	0.3%
WHITE&BLACK CARIBBEAN	1	0.2%	3	0.5%	3	0.5%	1	0.2%		0.0%	8	1.3%
WHITE&OTHER BACKGRND		0.0%	1	0.2%		0.0%		0.0%		0.0%	1	0.2%
Grand total	28	4.5%	266	42.6%	194	31.1%	108	17.3%	28	4.5%	624	100%