

TOWER HAMLETS COMMUNITY HOUSING

HC Reg: **L4260**

CORE GENERAL NEEDS NEW LETTINGS

SUMMARY STATISTICS

APRIL 2001 – MARCH 2002

**JCSHR - CORE Office
School of Geography
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St Andrews KY16 9AL**

Housing Corporation Regulatory Guidance

Code 3.2 Housing associations must have management arrangements, resources, skills and systems which are appropriate to their circumstances, scale and scope of operation, and must ensure that:

3.2 b All lettings and sales are recorded in the COntinuous REcording of lettings system (CORE).

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This report includes all logs for lettings within the period received and validated on or before 29th August 2002.

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1. All People Housed

1.1 Age		
	Totals	%
1 to 10 years	61	29.6%
11 to 15 years	15	7.3%
16 to 17 years	3	1.5%
18 to 24 years	21	10.2%
25 to 31 years	45	21.8%
32 to 38 years	30	14.6%
39 to 45 years	6	2.9%
46 to 52 years	4	1.9%
53 to 59 years	5	2.4%
60 to 64 years	4	1.9%
65 to 69 years	2	1.0%
70 to 74 years	6	2.9%
75 to 79 years	2	1.0%
80 years and over	2	1.0%
Total:	206	

2. Head of Household

2.1 Age		
	Totals	%
1 to 10 years	0	0.0%
11 to 15 years	0	0.0%
16 to 17 years	0	0.0%
18 to 24 years	14	14.6%
25 to 31 years	31	32.3%
32 to 38 years	25	26.0%
39 to 45 years	6	6.3%
46 to 52 years	3	3.1%
53 to 59 years	5	5.2%
60 to 64 years	3	3.1%
65 to 69 years	2	2.1%
70 to 74 years	4	4.2%
75 to 79 years	1	1.0%
80 years and over	2	2.1%
Total:	96	
Missing data:	0	
Mean:	37.19 years	

1.2 Sex

	Totals	%
Male	88	42.7%
Female	118	57.3%
Total:	206	

2.2 Sex

	Totals	%
Male	39	40.6%
Female	57	59.4%
Total:	96	
Missing data:	0	

1.3 Economic Status

	Totals	%
Working Full Time	44	21.4%
Working Part Time	3	1.5%
Govt. Training / New Deal	0	0.0%
Unemployed / Job Seeker	13	6.3%
Retired	12	5.8%
Not Seeking Work	36	17.5%
Full-Time Student	6	2.9%
Long Term Sick / Disabled	11	5.3%
Child (under 16)	76	36.9%
Other (adult)	5	2.4%
Total:	206	

2.3 Economic Status

	Totals	%
Working Full Time	36	37.5%
Working Part Time	2	2.1%
Govt. Training / New Deal	0	0.0%
Unemployed / Job Seeker	9	9.4%
Retired	10	10.4%
Not Seeking Work	24	25.0%
Full-Time Student	3	3.1%
Long Term Sick / Disabled	8	8.3%
Child (under 16)	0	0.0%
Other (adult)	4	4.2%
Total:	96	
Missing data:	0	

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3. Type of Tenancy

	Totals	%
Starter tenancy	0	0.0%
Fair Rent	7	7.3%
Assured	89	92.7%
Licence Agreement	0	0.0%
Other	0	0.0%
Total:	96	
Missing data:	0	

4. Does any household member consider him/herself to have a disability?

	Totals	%
Yes	7	7.3%
No	85	88.5%
Don't Know	4	4.2%
Total:	96	
Missing data:	0	

5. Month of Letting

	Totals	%
April 2001	6	6.3%
May 2001	11	11.5%
June 2001	6	6.3%
July 2001	8	8.3%
August 2001	5	5.2%
September 2001	6	6.3%
October 2001	9	9.4%
November 2001	3	3.1%
December 2001	12	12.5%
January 2002	11	11.5%
February 2002	13	13.5%
March 2002	6	6.3%
Total:	96	
Missing data:	0	

6. Household Type

	Totals	%
Single Older Person (aged 60 or over)	7	7.3%
Older Couple (at least one aged 60 or over)	0	0.0%
Single Adult (aged 16 to 59)	41	42.7%
2 Adults (both aged 16 to 59), no children	5	5.2%
One Adult with at least One Child < 16	20	20.8%
Two (or +) Adults & at least One Child < 16	15	15.6%
Other	8	8.3%
Total:	96	
Missing data:	0	

7. Does any Member of the Household Use a Wheelchair?

	Totals	%
Yes	3	3.1%
No	92	95.8%
Don't Know	1	1.0%
Total:	96	
Missing data:	0	

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8. Ethnic Origin of Household		
	Totals	%
White: British	23	24.0%
White: Irish	1	1.0%
White: Other	10	10.4%
Mixed: White & Black Caribbean	2	2.1%
Mixed: White & Black African	0	0.0%
Mixed: White & Asian	0	0.0%
Mixed: Other	0	0.0%
Asian/Asian British: Indian	1	1.0%
Asian/Asian British: Pakistani	2	2.1%
Asian/Asian British: Bangladeshi	35	36.5%
Asian/Asian British: Other	0	0.0%
Black/Black British: Caribbean	6	6.3%
Black/Black British: African	10	10.4%
Black/Black British: Other	3	3.1%
Chinese/Other: Chinese	0	0.0%
Chinese/Other: Other	3	3.1%
Refused	0	0.0%
Total:	96	
Missing data:	0	

Housing Corporation Regulatory Guidance

Code 2.7 Housing associations must demonstrate, when carrying out all their functions, their commitment to equal opportunity.

2.7c Specifically in relation to black and minority ethnic (BME) people, the policy incorporates targets associations should set in the following areas:

1. Lettings: are proportionate to BME housing need, or census data where this information is deficient, in the area where the association has homes. An association specialising in particular client groups establishes different targets based on ethnicity data available for such groups.

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9. Source of Referral

	Totals	%
Nominated by LA	66	68.8%
Statutory Agency	0	0.0%
Voluntary Agency	0	0.0%
Direct Application	2	2.1%
HOMES Mobility	0	0.0%
Internal Transfer	25	26.0%
From another HA	1	1.0%
Other	2	2.1%
Total:	96	
Missing data:	0	

10. Homelessness

	Totals	%
Not homeless	65	67.7%
Statutorily homeless under 1996 Act (Part VII)	30	31.3%
Non-statutorily homeless	1	1.0%
Children Act 1989 Referral	0	0.0%
Total:	96	
Missing data:	0	

Housing Corporation Regulatory Guidance

Code 3.6 Housing associations must work with local authorities to enable the latter to fulfil their duties:

3.6 b Associations are able to demonstrate their co-operation with local authorities in homelessness reviews, in the formulation of homelessness strategies, and in the delivery of local authorities' homelessness functions.

3.6 c When requested to do so by the local authority and to such an extent as is reasonable in the circumstances, associations provide a proportion of their stock to local authority nominations and temporary accommodation to the homeless.

11. Source of Referral by Homelessness

	Not homeless		Statutorily homeless		Non-stat homeless		Children Act referral		All responding	
	Tot.	%	Tot.	%	Tot.	%	Tot.	%	Tot.	%
Nominated by LA	35	53.8	30	100.0	1	100.0	0	0.0	66	68.8
Statutory Agency	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Voluntary Agency	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Direct Application	2	3.1	0	0.0	0	0.0	0	0.0	2	2.1
HOMES Mobility	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Internal Transfer	25	38.5	0	0.0	0	0.0	0	0.0	25	26.0
From another HA	1	1.5	0	0.0	0	0.0	0	0.0	1	1.0
Other	2	3.1	0	0.0	0	0.0	0	0.0	2	2.1
Total	65	67.7	30	31.3	1	1.0	0	0.0	96	100

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12. Main Immediate Reason for Housing		
	Totals	%
Overcrowding	18	18.8%
Underoccupation	1	1.0%
Problems with Health / Disability	9	9.4%
Permanent Decant	7	7.3%
Poor Housing Conditions	0	0.0%
Relationship Breakdown	4	4.2%
Need for Independence	11	11.5%
Difficulties Paying Rent or Mortgage	0	0.0%
Eviction, Repossession	1	1.0%
Rehousing from Prison, Hospital, Other Institution	0	0.0%
Needs for Sheltered Housing, Warden	0	0.0%
Desire to Move Near Family, Friends, School	1	1.0%
To be Near Work	24	25.0%
Asked to Leave by Family or Friends	5	5.2%
Racial Harassment	0	0.0%
Refugee	0	0.0%
Domestic Violence	1	1.0%
End of Assured Shorthold Tenancy	2	2.1%
Loss of Tied Accommodation	0	0.0%
Harassment or Neighbour Abuse	1	1.0%
Other	11	11.5%
Total:	96	
Missing data:	0	

13. Previous Tenure of Person 1		
	Totals	%
LA Tenant	4	4.2%
Social Landlord Tenant	29	30.2%
Private Tenant	5	5.2%
Tied Home or Renting with Job	0	0.0%
Owning / Buying	0	0.0%
Family / Friends	31	32.3%
Any Temporary Accommodation	24	25.0%
Other	3	3.1%
Total:	96	
Missing data:	0	

14. Net Weekly Income of Tenant or Tenant and Partner		
	Totals	%
Up to £39	0	0.0%
£40 to £59	7	15.6%
£60 to £79	2	4.4%
£80 to £99	7	15.6%
£100 to £119	1	2.2%
£120 to £139	3	6.7%
£140 to £159	0	0.0%
£160 to £179	2	4.4%
£180 to £199	5	11.1%
£200 and over	18	40.0%
Total:	45	
Missing data:	51	
Mean:	£207.02	
Median:	£190.00	

15. Was the letting made under a local lettings policy?		
	Totals	%
Yes	15	15.6%
No	81	84.4%
Don't Know	0	0.0%
Total:	96	
Missing data:	0	

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16. Source of Income of Tenant or Tenant and Partner		
(from benefits)	Totals	%
Wholly derived	43	44.8%
Partly derived	5	5.2%
No benefits	31	32.3%
Do not know	17	17.7%
Total:	96	
Missing data:	0	

17. Does Tenant or Partner Receive an Occupational Pension?		
	Totals	%
Yes	1	1.0%
No	83	86.5%
Don't Know	12	12.5%
Total:	96	
Missing data:	0	

18. Will Tenant Qualify for Housing Benefit?		
	Totals	%
Yes	56	58.3%
No	31	32.3%
Don't Know	9	9.4%
Total:	96	
Missing data:	0	

19. Tenant's Last Home	
	Totals
Short Life	5
Supported Housing	0
Institutional Care	0
None of these	91

Accommodation Details

20. Number of Bedrooms		
	Totals	%
One	52	54.2%
Two	33	34.4%
Three or more	11	11.5%
Total:	96	
Missing data:	0	

21. Building Type		
	Totals	%
New / Purpose Built	91	94.8%
Rehabilitated	5	5.2%
To be Rehabilitated	0	0.0%
Total:	96	
Missing data:	0	

22. Property Type		
	Totals	%
Flat / Maisonette	92	95.8%
Bedsit	4	4.2%
House / Bungalow	0	0.0%
Other	0	0.0%
Total:	96	
Missing data:	0	

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23. Letting Type		
	Totals	%
New let	4	4.2%
Relet - previous tenant transferred to another RSL tenancy	23	24.0%
Relet - previous tenant moved to local authority tenancy	23	24.0%
Relet - previous tenant died	7	7.3%
Relet - property abandoned by former tenant	10	10.4%
Relet - previous tenant evicted	10	10.4%
Relet - other	19	19.8%
Total:	96	
Missing data:	0	

24. Warden Support		
	Totals	%
Yes	0	0.0%
No	96	100.0%
Total:	96	
Missing data:	0	

25. Sheltered		
	Totals	%
Yes	0	0.0%
No	96	100.0%
Total:	96	
Missing data:	0	

26. Accessible General Standard		
	Totals	%
Yes	55	57.3%
No	41	42.7%
Total:	96	
Missing data:	0	

27. Number of Weeks Vacant (All Lets)		
	Totals	%
Less than 1 Week	62	64.6%
1 to 2 Weeks	23	24.0%
3 to 4 Weeks	9	9.4%
5 to 9 Weeks	2	2.1%
10 to 19 Weeks	0	0.0%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	0	0.0%
40 Weeks or More	0	0.0%
Total:	96	
Missing data:	0	
Mean:	5.5 days	Median: 0 days

28. Number of Weeks Vacant (Relets)		
	Totals	%
Less than 1 Week	60	65.2%
1 to 2 Weeks	22	23.9%
3 to 4 Weeks	8	8.7%
5 to 9 Weeks	2	2.2%
10 to 19 Weeks	0	0.0%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	0	0.0%
40 Weeks or More	0	0.0%
Total:	92	
Missing data:	0	
Mean:	5.3 days	Median: 0 days

29. Times Offered Since Vacant		
	Totals	%
First Offer	49	51.0%
1 to 5	44	45.8%
6 to 10	3	3.1%
11 or More	0	0.0%
Total:	96	
Missing data:	0	

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30. Shared Facilities		
	Totals	%
Yes	0	0.0%
No	96	100.0%
Total:	96	
Missing data:	0	

31. Wheelchair Standard		
	Totals	%
Yes	8	8.3%
No	88	91.7%
Total:	96	
Missing data:	0	

32. Basic Weekly Rent		
	Totals	%
Below £10	0	0.0%
£10 to £14.99	0	0.0%
£15 to £19.99	0	0.0%
£20 to £24.99	0	0.0%
£25 to £29.99	0	0.0%
£30 to £34.99	0	0.0%
£35 to £39.99	0	0.0%
£40 to £44.99	1	1.0%
£45 to £49.99	1	1.0%
£50 to £54.99	8	8.3%
£55 to £59.99	16	16.7%
£60 to £64.99	28	29.2%
£65 to £69.99	18	18.8%
£70 to £74.99	17	17.7%
£75 and over	7	7.3%
Total:	96	
Mean: £ 64.77	Median: £	63.59

33. Other Charges		
	Totals	%
Below £1	1	3.0%
£1 to £1.99	3	9.1%
£2 to £2.99	6	18.2%
£3 to £3.99	16	48.5%
£4 to £4.99	7	21.2%
£5 to £5.99	0	0.0%
£6 to £6.99	0	0.0%
£7 to £7.99	0	0.0%
£8 to £8.99	0	0.0%
£9 to £9.99	0	0.0%
£10 to £10.99	0	0.0%
£11 to £11.99	0	0.0%
Over £12	0	0.0%
Total:	33	
Mean: £3.17	Median:	£3.54

Housing Corporation Regulatory Guidance

Code 3.1 Housing associations must set rents which move towards target social rents and are, on average, below those in the private sector for similar properties and which reflect size, property value and local earnings.

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34. Weekly Service Charges for Sheltered Accommodation		
	Totals	%
Below £2.50	0	0.0%
£2.50 to £4.99	0	0.0%
£5.00 to £7.49	0	0.0%
£7.50 to £9.99	0	0.0%
£10.00 to £12.49	0	0.0%
£12.50 to £14.99	0	0.0%
£15.00 to £17.49	0	0.0%
£17.50 to £19.99	0	0.0%
£20.00 to £22.49	0	0.0%
£22.50 to £24.99	0	0.0%
£25.00 to £27.49	0	0.0%
£27.50 to £29.99	0	0.0%
£30 and over	0	0.0%
Total:	0	
Mean: £0.00	Median: £0.00	

35. Weekly Service Charges for Non-Sheltered Accommodation		
	Totals	%
Below £1	0	0.0%
£1 to £1.99	0	0.0%
£2 to £2.99	0	0.0%
£3 to £3.99	0	0.0%
£4 to £4.99	0	0.0%
£5 to £5.99	0	0.0%
£6 to £6.99	0	0.0%
£7 to £7.99	0	0.0%
£8 to £8.99	0	0.0%
£9 to £9.99	0	0.0%
£10 to £10.99	0	0.0%
£11 to £11.99	0	0.0%
Over £12	0	0.0%
Total:	0	
Mean: £0.00	Median: £0.00	

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Table 36: Average weekly Fair & Assured Rents by Region

	1 bedroom		2 bedrooms		3+ bedrooms		Totals	
Assured tenancies								
New let - London	£66.27	2	£62.05	2		0	£64.16	4
New let - all regions	£66.27	2	£62.05	2		0	£64.16	4
Re-let - London	£61.20	50	£66.39	31	£78.24	4	£63.89	85
Re-let - all regions	£61.20	50	£66.39	31	£78.24	4	£63.89	85
London - all letting types	£61.39	52	£66.12	33	£78.24	4	£63.90	89
Assured tenancies: all letting types & all regions	£61.39	52	£66.12	33	£78.24	4	£63.90	89
Fair rent tenancies								
Re-let - London		0		0	£75.74	7	£75.74	7
Re-let - all regions		0		0	£75.74	7	£75.74	7
London - all letting types		0		0	£75.74	7	£75.74	7
Fair rent tenancies: all letting types & all regions		0		0	£75.74	7	£75.74	7
Total for Fair & Assured Tenancies	£61.39	52	£66.12	33	£76.65	11	£64.77	96

Table 37: Average weekly Starter Tenancy & "Other" Rents by Region

(No data is available for your RSL for this table)

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Table 38: Average residual weekly income by household type for working households

	Older people	Single Adults	Multi-adult household	Single parent households	Others with children	All working households
London		£285.62	£289.33		£177.19	£273.78
		15	1		2	18
All regions		£285.62	£289.33		£177.19	£273.78

Residual Income = net weekly income (excludes housing benefit, council tax benefit and interest from savings) - weekly rent.
Average residual weekly income is one of the measures of affordability used in the CORE Lettings Bulletin (see Issue 39 for more details).

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Table 39: Average weekly incomes by region and household type

Number of cases is shown beneath each average. Cases are not counted where income is given as zero or no income is given. All rent and charges figures are expressed in weekly amounts (i.e. 52 weeks per year)						
	Older people	Single Adults	Multi- Adult household	Single Parent households	Others with children	Total
Working households		£348.07	£350.00		£251.50	£337.44
London		15	1		2	18
All Working households		£348.07	£350.00		£251.50	£337.44
		15	1		2	18
Non-working households	£99.00	£67.90	£195.00	£126.89	£184.25	£120.07
London	1	10	3	9	4	27
All Non-working households	£99.00	£67.90	£195.00	£126.89	£184.25	£120.07
	1	10	3	9	4	27
All households	£99.00	£236.00	£233.75	£126.89	£206.67	£207.02
	1	25	4	9	6	45

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Table 40: Average weekly rents & service charges

Fair Rent		Assured		Fair & Assured		Starter		Other		Totals	
Net rent	Service charge	Net rent	Service charge	Net rent	Service charge	Net rent	Service charge	Net rent	Service charge	Net rent	Service charge
Tower Hamlets											
1 bedroom		£61.39	£0.00	£61.39						£61.39	£0.00
		52								52	
2 bedrooms		£66.12	£0.00	£66.12						£66.12	£0.00
		33								33	
3 or more bedrooms	£75.74	£78.24	£0.00	£76.65						£76.65	£0.00
	7	4								11	
(Number of cases is shown beneath each average rent and service charge)											

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Table 41: Location of all lettings and previous location of Person 1

	Location of letting		Previous location	
	Total		Total	
Hackney		0.0%	1	1.0%
Hertsmere		0.0%	1	1.0%
Newham		0.0%	1	1.0%
Tower Hamlets	96	100.0%	93	96.9%
Total	96		96	