TOWER HAMLETS COMMUNITY HOUSING

HC Reg: **L4260**

CORE GENERAL NEEDS NEW LETTINGS

SUMMARY STATISTICS

APRIL 2002 – MARCH 2003

JCSHR - CORE Office
School of Geography
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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).

RSL Annual Reports can now be downloaded from the CORE web site at www.core.ac.uk/pubs.htm

Annual Report to RSLs, April 2002 to March 2003

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This report includes all logs for lettings within the period received and validated on or before 26th August 2003.

Annual Report to RSLs, April 2002 to March 2003

1. All People Housed

1.1 Age

	Totals	%
1 to 10 years	173	26.1%
11 to 15 years	93	14.0%
16 to 17 years	34	5.1%
18 to 24 years	94	14.2%
25 to 31 years	79	11.9%
32 to 38 years	67	10.1%
39 to 45 years	55	8.3%
46 to 52 years	33	5.0%
53 to 59 years	13	2.0%
60 to 64 years	6	0.9%
65 to 69 years	6	0.9%
70 to 74 years	3	0.5%
75 to 79 years	4	0.6%
80 years and over	4	0.6%
Total:	664	

1.2 Sex

	Totals	%
Male	337	50.8%
Female	327	49.2%
Total:	664	

1.3 Economic Status

	Totals	%
Working Full Time	87	13.1%
Working Part Time	25	3.8%
Govt. Training / New Deal	0	0.0%
Unemployed / Job Seeker	59	8.9%
Retired	21	3.2%
Not Seeking Work	87	13.1%
Full-Time Student	40	6.0%
Long Term Sick / Disabled	18	2.7%
Child (under 16)	266	40.1%
Other (adult)	60	9.0%
Total:	663	

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	29	13.6%
25 to 31 years	50	23.4%
32 to 38 years	42	19.6%
39 to 45 years	40	18.7%
46 to 52 years	24	11.2%
53 to 59 years	10	4.7%
60 to 64 years	5	2.3%
65 to 69 years	6	2.8%
70 to 74 years	2	0.9%
75 to 79 years	3	1.4%
80 years and over	3	1.4%
Total:	214	
Missing data:	1	
Mean:	38 years	

2.2 Sex

	Totals	%
Male	114	53.3%
Female	100	46.7%
Total:	214	
Missing data:	1	

2.3 Economic Status

	Totals	%
Working Full Time	69	32.4%
Working Part Time	16	7.5%
Govt. Training / New Deal	0	0.0%
Unemployed / Job Seeker	39	18.3%
Retired	16	7.5%
Not Seeking Work	47	22.1%
Full-Time Student	4	1.9%
Long Term Sick / Disabled	15	7.0%
Child (under 16)	0	0.0%
Other (adult)	7	3.3%
Total:	213	
Missing data:	2	

Annual Report to RSLs, April 2002 to March 2003

3. Type of Tenancy

	Totals	%
Fair Rent/Secure	1	0.5%
Assured	214	99.5%
Licence Agreement	0	0.0%
Starter tenancy	0	0.0%
Other	0	0.0%
Total:	215	
Missing data:	0	

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

	Totals	%
Yes	32	15.0%
No	167	78.0%
Don't Know	15	7.0%
Total:	214	
Missing data:	1	

5. Month of Letting

	Totals	%
April 2002	5	2.3%
May 2002	9	4.2%
June 2002	13	6.0%
July 2002	11	5.1%
August 2002	17	7.9%
September 2002	35	16.3%
October 2002	22	10.2%
November 2002	34	15.8%
December 2002	23	10.7%
January 2003	5	2.3%
February 2003	19	8.8%
March 2003	22	10.2%
Total:	215	
Missing data:	0	

6. Household Type

	Totals	%
Single Older Person (aged 60 or over)	7	3.3%
Older Couple (at least one aged 60 or over)	1	0.5%
Single Adult (aged 16 to 59)	66	30.8%
2 Adults (both aged 16 to 59), no children	9	4.2%
One Adult with at least One Child < 16	42	19.6%
Two (or +) Adults & at least One Child < 16	65	30.4%
Other	24	11.2%
Total:	214	
Missing data:	1	

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

	Totals	%
Yes	6	2.8%
No	193	89.8%
Don't Know	16	7.4%
Total:	215	
Missing data:	0	

8. Ethnic Origin of Household

	Totals	%
White: British	58	27.5%
White: Irish	2	0.9%
White: Other	6	2.8%
Mixed: White & Black Caribbean	6	2.8%
Mixed: White & Black African	2	0.9%
Mixed: White & Asian	1	0.5%
Mixed: Other	1	0.5%
Asian/Asian British: Indian	7	3.3%
Asian/Asian British: Pakistani	0	0.0%
Asian/Asian British: Bangladeshi	88	41.7%
Asian/Asian British: Other	4	1.9%
Black/Black British: Caribbean	12	5.7%
Black/Black British: African	13	6.2%
Black/Black British: Other	5	2.4%
Chinese/Other: Chinese	0	0.0%
Chinese/Other: Other	4	1.9%
Refused	2	0.9%
Total:	211	
Missing data:	4	

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.

9. Source of Referral

	Totals	%
Nominated by LA	142	66.0%
Statutory Agency	0	0.0%
Voluntary Agency	0	0.0%
Direct Application	8	3.7%
HOMES Mobility	3	1.4%
Internal Transfer	49	22.8%
From another HA	8	3.7%
Other	5	2.3%
Total:	215	
Missing data:	0	

10. Homelessness

	Totals	%
Not homeless	166	77.2%
Statutorily homeless under 1996 Act (Part VII)	45	20.9%
Non-statutorily homeless	4	1.9%
Children Act 1989 Referral	0	0.0%
Total:	215	
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	95	57.2	43	95.6	4	100.0	0	0.0	142	66.0
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	8	4.8	0	0.0	0	0.0	0	0.0	8	3.7
HOMES Mobility	3	1.8	0	0.0	0	0.0	0	0.0	3	1.4
Internal Transfer	49	29.5	0	0.0	0	0.0	0	0.0	49	22.8
From another HA	8	4.8	0	0.0	0	0.0	0	0.0	8	3.7
Other	3	1.8	2	4.4	0	0.0	0	0.0	5	2.3
Total	166	77.2	45	20.9	4	1.9	0	0.0	215	100

12. Main Immediate Reason for Housing

	Totals	%
Overcrowding	82	38.1%
Underoccupation	7	3.3%
Problems with Health / Disability	19	8.8%
Permanent Decant Within Same RSL	4	1.9%
Poor Housing Conditions	1	0.5%
Relationship Breakdown	3	1.4%
Need for Independence	22	10.2%
Difficulties Paying Rent or Mortgage	0	0.0%
Eviction, Repossesion	0	0.0%
Rehousing from Prison, Hospital, Other Institution	0	0.0%
Needs for Sheltered Housing, Warden	1	0.5%
Desire to Move Near Family, Friends, School	1	0.5%
To be Near Work	25	11.6%
Asked to Leave by Family or Friends	4	1.9%
Racial Harassment	0	0.0%
Refugee	2	0.9%
Domestic Violence	0	0.0%
End of Assured Shorthold Tenancy	6	2.8%
Loss of Tied Accommodation	1	0.5%
Harassment or Neighbour Abuse	4	1.9%
Other	33	15.3%
Total:	215	
Missing data:	0	

13. Previous Tenure of Person 1

	Totals	%
LA Tenant	61	28.4%
Social Landlord Tenant	65	30.2%
Private Tenant	9	4.2%
Tied Home or Renting with Job	5	2.3%
Owning / Buying	0	0.0%
Family / Friends	29	13.5%
Any Temporary Accommodation	33	15.3%
Other	13	6.0%
Total:	215	
Missing data:	0	

14. Net Weekly Income of Tenant or Tenant and Partner

	Totals	%
Up to £39	1	0.9%
£40 to £59	7	6.0%
£60 to £79	3	2.6%
£80 to £99	2	1.7%
£100 to £119	22	19.0%
£120 to £139	8	6.9%
£140 to £159	1	0.9%
£160 to £179	8	6.9%
£180 to £199	4	3.4%
£200 and over	60	51.7%
Total:	116	
Missing data:	99	
Mean:	£227.65	
Median:	£200.00	

15. Was the letting made under a local lettings policy?

	Totals	%
Yes	159	74.0%
No	56	26.0%
Don't Know	0	0.0%
Total:	215	
Missing data:	0	

16. Source of Income of Tenant or Tenant and Partner

(from benefits)	Totals	%
Wholly derived	95	46.1%
Partly derived	29	14.1%
No benefits	57	27.7%
Do not know	25	12.1%
Total:	206	
Missing data:	9	

17. Does Tenant or Partner Receive an Occupational Pension?

	Totals	%
Yes	4	1.9%
No	173	83.6%
Don't Know	30	14.5%
Total:	207	
Missing data:	8	

18. Will Tenant Qualify for Housing Benefit?

	Totals	%
Yes	128	61.8%
No	52	25.1%
Don't Know	27	13.0%
Total:	207	
Missing data:	8	

19. Tenant's Last Home

	Totals
Short Life	10
Supported Housing	2
Institutional Care	1
None of these	202

Accommodation Details

20. Number of Bedrooms

	Totals	%
One	78	36.3%
Two	77	35.8%
Three or more	60	27.9%
Total:	215	
Missing data:	0	

21. Building Type

	Totals	%
New / Purpose Built	210	97.7%
Rehabilitated	5	2.3%
To be Rehabilitated	0	0.0%
Total:	215	
Missing data:	0	

22. Property Type

	Totals	%
Flat / Maisonette	173	80.5%
Bedsit	3	1.4%
House / Bungalow	39	18.1%
Other	0	0.0%
Total:	215	
Missing data:	0	

23. Letting Type

	Totals	%
New let	88	40.9%
Relet - previous tenant transferred to another RSL tenancy	72	33.5%
Relet - previous tenant moved to local authority tenancy	20	9.3%
Relet - previous tenant died	10	4.7%
Relet - property abandoned by former tenant	5	2.3%
Relet - previous tenant evicted	7	3.3%
Relet - move to private rented sector	2	0.9%
Relet - Move to LCHO/owner occupation	4	1.9%
Relet - other	7	3.3%
Total:	215	
Missing data:	0	

24. Warden Support

	Totals	%
Yes	1	0.5%
No	214	99.5%
Total:	215	
Missing data:	0	

25. Sheltered

	Totals	%
Yes	0	0.0%
No	215	100.0%
Total:	215	
Missing data:	0	

26. Accessible General Standard

	Totals	%
Yes	182	84.7%
No	33	15.3%
Total:	215	
Missing data:	0	

27. Number of Weeks Vacant (All Lets)

	Totals	%
Less than 1 Week	139	64.7%
1 to 2 Weeks	49	22.8%
3 to 4 Weeks	18	8.4%
5 to 9 Weeks	5	2.3%
10 to 19 Weeks	2	0.9%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	2	0.9%
40 Weeks or More	0	0.0%
Total:	215	
Missing data:	0	

Mean: 9 days **Median:** 0 days

28. Number of Weeks Vacant (Relets)

	Totals	%
Less than 1 Week	58	45.7%
1 to 2 Weeks	43	33.9%
3 to 4 Weeks	17	13.4%
5 to 9 Weeks	5	3.9%
10 to 19 Weeks	2	1.6%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	2	1.6%
40 Weeks or More	0	0.0%
Total:	127	
Missing data:	0	

Mean: 14 days **Median:** 7 days

29. Times Offered Since Vacant

	Totals	%
First Offer	175	81.4%
1 to 5	40	18.6%
6 to 10	0	0.0%
11 or More	0	0.0%
Total:	215	
Missing data:	0	

30. Shared Facilities

	Totals	%
Yes	4	1.9%
No	211	98.1%
Total:	215	
Missing data:	0	

31. Wheelchair Standard

	Totals	%
Yes	32	14.9%
No	183	85.1%
Total:	215	
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	0.5%
£45 to £49.99	3	1.4%
£50 to £54.99	4	1.9%
£55 to £59.99	10	4.7%
£60 to £64.99	19	8.8%
£65 to £69.99	61	28.4%
£70 to £74.99	26	12.1%
£75 and over	91	42.3%
Total:	215	

Mean: £ 77.38 **Median:** £ 71.42

33. Other Charges

	Totals	%
Below £1	0	0.0%
£1 to £1.99	0	0.0%
£2 to £2.99	2	9.1%
£3 to £3.99	12	54.5%
£4 to £4.99	8	36.4%
£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:	22	

Mean: £3.69 **Median:** £3.70

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.

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	1	2.0%
£1 to £1.99	0	0.0%
£2 to £2.99	0	0.0%
£3 to £3.99	3	5.9%
£4 to £4.99	10	19.6%
£5 to £5.99	25	49.0%
£6 to £6.99	1	2.0%
£7 to £7.99	0	0.0%
£8 to £8.99	0	0.0%
£9 to £9.99	1	2.0%
£10 to £10.99	1	2.0%
£11 to £11.99	0	0.0%
Over £12	9	17.6%
Total:	51	

Mean: £7.76 **Median:** £5.15

Table 36: Average weekly Fair & Assured Rents by Region

	1 bedroom		2 bedrooms		3+ bedrooms		Totals	
Assured tenancies								
New let - London	£70.64	31	£78.88	15	£106.29	42	£89.06	88
New let - all regions	£70.64	31	£78.88	15	£106.29	42	£89.06	88
Re-let - London	£64.03	47	£69.68	62	£82.12	17	£69.25	126
Re-let - all regions	£64.03	47	£69.68	62	£82.12	17	£69.25	126
London - all letting types	£66.66	78	£71.47	77	£99.33	59	£77.40	214
Assured tenancies: all letting types & all regions	**£66.66**	**78**	**£71.47**	**77**	**£99.33**	**59**	**£77.40**	**214**
Fair rent tenancies								
Re-let - London		0		0	£74.29	1	£74.29	1
Re-let - all regions		0		0	£74.29	1	£74.29	1
London - all letting types		0		0	£74.29	1	£74.29	1
Fair rent tenancies: all letting types & all regions		**0**		**0**	**£74.29**	**1**	**£74.29**	**1**
Total for Fair & Assured Tenancies	£66.66	78	£71.47	77	£98.91	60	£77.38	215

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

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

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		£261.25	£342.83	£250.15	£223.06	£256.07
		28	5	3	17	53
All regions		**£261.25**	**£342.83**	**£250.15**	**£223.06**	**£256.07**

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).

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		£330.46	£413.20	£319.33	£301.02	£328.20
London		28	5	3	17	53
All Working households		**£330.46**	**£413.20**	**£319.33**	**£301.02**	**£328.20**
		28	**5**	**3**	**17**	**53**
Non-working households	£109.00	£86.86	£155.78	£131.39	£218.47	£143.07
London	2	14	4	28	15	63
All Non-working households	**£109.00**	**£86.86**	**£155.78**	**£131.39**	**£218.47**	**£143.07**
	2	**14**	**4**	**28**	**15**	**63**
All households	**£109.00**	**£249.26**	**£298.79**	**£149.58**	**£262.33**	**£227.65**
	2	**42**	**9**	**31**	**32**	**116**

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			£66.66	£7.30	£66.66	£7.30					£66.66	£7.30
			78	28							78	28
2 bedrooms			£71.47	£11.71	£71.47	£11.71					£71.47	£11.71
			77	11							77	11
3 or more bedrooms	£74.29		£99.33	£5.24	£98.91	£5.24					£98.91	£5.24
	1		59	12							60	12

(Number of cases is shown beneath each average rent and service charge)

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

	Location of letting		Previous location	
	Total		Total	
Birmingham		0.0%	1	0.5%
Chelmsford		0.0%	1	0.5%
Colchester		0.0%	1	0.5%
East Riding		0.0%	1	0.5%
Haringey		0.0%	1	0.5%
Havering		0.0%	2	0.9%
Lewisham		0.0%	1	0.5%
London		0.0%	1	0.5%
Southwark		0.0%	1	0.5%
St Albans		0.0%	1	0.5%
Tower Hamlets	215	100.0%	202	94.0%
Waltham Forest		0.0%	1	0.5%
Wandsworth		0.0%	1	0.5%
Total	215		215	