



TOWER HAMLETS COMMUNITY HOUSING

GENERAL NEEDS NEW LETTINGS
SUMMARY STATISTICS

April 2006 – March 2007

CHR - CORE Office
The Observatory
Buchanan Gardens
University of St Andrews
St Andrews KY16 9LZ

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This INTERIM report includes all lettings received for the year 2006/7 by 17th April 2007. This interim annual report was published in May 2007. A final report for the 2006/7 CORE year will be published in September 2007.

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| 1. Type of tenancy | | |
|------------------------------|--------|-------|
| | Totals | % |
| Secure | 1 | 0.6% |
| Assured | 177 | 99.4% |
| Assured shorthold | 0 | 0.0% |
| Licence agreement | 0 | 0.0% |
| Starter/introductory tenancy | 0 | 0.0% |
| Other | 0 | 0.0% |
| Total: | 178 | |
| Missing data: | 0 | |

| 2. Month of letting | | |
|---------------------|--------|-------|
| | Totals | % |
| April 2006 | 5 | 2.8% |
| May 2006 | 13 | 7.3% |
| June 2006 | 17 | 9.6% |
| July 2006 | 7 | 3.9% |
| August 2006 | 3 | 1.7% |
| September 2006 | 38 | 21.3% |
| October 2006 | 50 | 28.1% |
| November 2006 | 9 | 5.1% |
| December 2006 | 14 | 7.9% |
| January 2007 | 10 | 5.6% |
| February 2007 | 8 | 4.5% |
| March 2007 | 4 | 2.2% |
| Total: | 178 | |
| Missing data: | 0 | |

| 3.1 Age of all people housed | | |
|------------------------------|--------|-------|
| | Totals | % |
| 1 to 10 years | 122 | 26.8% |
| 11 to 15 years | 45 | 9.9% |
| 16 to 17 years | 16 | 3.5% |
| 18 to 24 years | 38 | 8.4% |
| 25 to 31 years | 72 | 15.8% |
| 32 to 38 years | 59 | 13.0% |
| 39 to 45 years | 36 | 7.9% |
| 46 to 52 years | 18 | 4.0% |
| 53 to 59 years | 6 | 1.3% |
| 60 to 64 years | 14 | 3.1% |
| 65 to 69 years | 9 | 2.0% |
| 70 to 74 years | 10 | 2.2% |
| 75 to 79 years | 8 | 1.8% |
| 80 years and over | 2 | 0.4% |
| Total: | 455 | |

| 4.1 Age of head of household | | |
|------------------------------|--------|-------|
| | Totals | % |
| 1 to 10 years | 0 | 0.0% |
| 11 to 15 years | 0 | 0.0% |
| 16 to 17 years | 1 | 0.6% |
| 18 to 24 years | 13 | 7.4% |
| 25 to 31 years | 49 | 27.8% |
| 32 to 38 years | 35 | 19.9% |
| 39 to 45 years | 25 | 14.2% |
| 46 to 52 years | 15 | 8.5% |
| 53 to 59 years | 3 | 1.7% |
| 60 to 64 years | 13 | 7.4% |
| 65 to 69 years | 7 | 4.0% |
| 70 to 74 years | 6 | 3.4% |
| 75 to 79 years | 8 | 4.5% |
| 80 years and over | 1 | 0.6% |
| Total: | 176 | |
| Missing data: | 2 | |
| Mean: | 41 | years |

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| 3.2 Sex of all people housed | | |
|-------------------------------------|---------------|----------|
| | Totals | % |
| Male | 219 | 48.1% |
| Female | 236 | 51.9% |
| Total: | 455 | |

| 4.2 Sex of head of household | | |
|-------------------------------------|---------------|----------|
| | Totals | % |
| Male | 86 | 48.9% |
| Female | 90 | 51.1% |
| Total: | 176 | |
| Missing data: | 2 | |

| 3.3 Economic status of all people housed | | |
|---|---------------|----------|
| | Totals | % |
| Working Full Time | 59 | 13.0% |
| Working Part Time | 33 | 7.3% |
| Govt. Training / New Deal | 1 | 0.2% |
| Job Seeker | 16 | 3.5% |
| Retired | 36 | 7.9% |
| Not Seeking Work | 89 | 19.6% |
| Full-Time Student | 26 | 5.7% |
| Long Term Sick / Disabled | 14 | 3.1% |
| Child (under 16) | 167 | 36.9% |
| Other (adult) | 12 | 2.6% |
| Total: | 453 | |

| 4.3 Economic status of head of household | | |
|---|---------------|----------|
| | Totals | % |
| Working Full Time | 45 | 25.7% |
| Working Part Time | 24 | 13.7% |
| Govt. Training / New Deal | 1 | 0.6% |
| Job Seeker | 8 | 4.6% |
| Retired | 30 | 17.1% |
| Not Seeking Work | 50 | 28.6% |
| Full-Time Student | 2 | 1.1% |
| Long Term Sick / Disabled | 13 | 7.4% |
| Child (under 16) | 0 | 0.0% |
| Other (adult) | 2 | 1.1% |
| Total: | 175 | |
| Missing data: | 3 | |

| 3.4 Occupation of all people housed | | |
|--|---------------|----------|
| | Totals | % |
| Teachers: nursery, primary, secondary | 4 | 5.0% |
| Teachers: higher and further education. | 0 | 0.0% |
| Teaching assistants | 3 | 3.8% |
| Education welfare officers | 0 | 0.0% |
| Police officers | 0 | 0.0% |
| Police civilian staff | 0 | 0.0% |
| Firefighters | 2 | 2.5% |
| Prison service officers | 0 | 0.0% |
| Prison service operational support | 0 | 0.0% |
| Care workers (private sector) | 0 | 0.0% |
| Care workers (public sector) | 0 | 0.0% |
| Child protection officers | 0 | 0.0% |
| Social workers | 0 | 0.0% |
| Probation officers | 0 | 0.0% |
| Probation service admin support | 0 | 0.0% |
| Town planners | 0 | 0.0% |
| NHS nurses (incl. midwives) | 11 | 13.8% |
| NHS other medical | 2 | 2.5% |
| NHS admin support | 0 | 0.0% |
| Bus/tram/train/metro/tube drivers | 0 | 0.0% |
| Transport police | 0 | 0.0% |
| none of the above | 58 | 72.5% |
| Total: | 80 | |

| 4.4 Occupation of head of household | | |
|--|---------------|----------|
| | Totals | % |
| Teachers: nursery, primary, secondary | 4 | 6.7% |
| Teachers: higher and further education. | 0 | 0.0% |
| Teaching assistants | 3 | 5.0% |
| Education welfare officers | 0 | 0.0% |
| Police officers | 0 | 0.0% |
| Police civilian staff | 0 | 0.0% |
| Firefighters | 2 | 3.3% |
| Prison service officers | 0 | 0.0% |
| Prison service operational support | 0 | 0.0% |
| Care workers (private sector) | 0 | 0.0% |
| Care workers (public sector) | 0 | 0.0% |
| Child protection officers | 0 | 0.0% |
| Social workers | 0 | 0.0% |
| Probation officers | 0 | 0.0% |
| Probation service admin support | 0 | 0.0% |
| Town planners | 0 | 0.0% |
| NHS nurses (incl. midwives) | 10 | 16.7% |
| NHS other medical | 1 | 1.7% |
| NHS admin support | 0 | 0.0% |
| Bus/tram/train/metro/tube drivers | 0 | 0.0% |
| Transport police | 0 | 0.0% |
| none of the above | 40 | 66.7% |
| Total: | 60 | |
| Missing / Not applicable: | 118 | |

| 5. Household type | | |
|---|---------------|----------|
| | Totals | % |
| Single Older Person (aged 60 or over) | 24 | 13.6% |
| Older Couple (at least one aged 60 or over) | 6 | 3.4% |
| Single Adult (aged 16 to 59) | 39 | 22.2% |
| 2 Adults (both aged 16 to 59), no children | 8 | 4.5% |
| One Adult with at least One Child < 16 | 31 | 17.6% |
| Two (or +) Adults & at least One Child < 16 | 52 | 29.5% |
| Other | 16 | 9.1% |
| Total: | 176 | |
| Missing data: | 2 | |

| 6. Ethnic group of person 1 | | |
|------------------------------------|---------------|----------|
| | Totals | % |
| White: British | 43 | 24.6% |
| White: Irish | 1 | 0.6% |
| White: Other | 3 | 1.7% |
| Mixed: White & Black Caribbean | 4 | 2.3% |
| Mixed: White & Black African | 0 | 0.0% |
| Mixed: White & Asian | 1 | 0.6% |
| Mixed: Other | 0 | 0.0% |
| Asian/Asian British: Indian | 0 | 0.0% |
| Asian/Asian British: Pakistani | 2 | 1.1% |
| Asian/Asian British: Bangladeshi | 86 | 49.1% |
| Asian/Asian British: Other | 4 | 2.3% |
| Black/Black British: Caribbean | 7 | 4.0% |
| Black/Black British: African | 12 | 6.9% |
| Black/Black British: Other | 3 | 1.7% |
| Chinese/Other: Chinese | 2 | 1.1% |
| Chinese/Other: Other | 7 | 4.0% |
| Total: | 175 | |
| Missing : | 2 | |
| Refused : | 1 | |

| 7. Count of BME tenants | | |
|--|---------------|----------|
| | Totals | % |
| Yes | 132 | 75.4% |
| No | 43 | 24.6% |
| Total: | 175 | |
| Missing data: | 2 | |
| Refused: | 1 | |
| NB: BME is defined as every category except 'White:British'. | | |

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.

| 8. Nationality of person 1 | | |
|---|---------------|----------|
| | Totals | % |
| UK national resident in UK | 159 | 90.9% |
| UK national returning from residence overseas | 0 | 0.0% |
| Czech Republic | 0 | 0.0% |
| Estonia | 0 | 0.0% |
| Hungary | 0 | 0.0% |
| Latvia | 0 | 0.0% |
| Lithuania | 0 | 0.0% |
| Poland | 0 | 0.0% |
| Slovakia | 0 | 0.0% |
| Slovenia | 0 | 0.0% |
| Other European Economic Area (EEA) country | 2 | 1.1% |
| Any other country | 13 | 7.4% |
| Refused | 1 | 0.6% |
| Total: | 175 | |
| Missing data: | 533 | |

| 9. Does any household member consider him/herself to have a disability? | | |
|--|---------------|----------|
| | Totals | % |
| Yes | 18 | 10.2% |
| No | 147 | 83.1% |
| Don't Know | 12 | 6.8% |
| Total: | 177 | |
| Missing data: | 1 | |

| 10. Does any household member use a wheelchair? | | |
|--|---------------|----------|
| | Totals | % |
| Yes | 4 | 2.2% |
| No | 162 | 91.0% |
| Don't Know | 12 | 6.7% |
| Total: | 178 | |
| Missing data: | 0 | |

| 11. Net weekly income of tenant or tenant and partner | | |
|--|---------------|----------|
| | Totals | % |
| Up to £49 | 1 | 0.7% |
| £50 to £99 | 16 | 11.3% |
| £100 to £124 | 23 | 16.3% |
| £125 to £149 | 8 | 5.7% |
| £150 to £174 | 12 | 8.5% |
| £175 to £199 | 9 | 6.4% |
| £200 to £224 | 9 | 6.4% |
| £225 to £249 | 6 | 4.3% |
| £250 to £274 | 8 | 5.7% |
| £275 and over | 49 | 34.8% |
| Total: | 141 | |
| Missing data: | 37 | |
| Mean: | £239.74 | |
| Median: | £203.00 | |

| 12. Sources of income of tenant or tenant and partner | | |
|--|---------------|----------|
| | Totals | % |
| All from state benefits/state pensions | 79 | 45.7% |
| Partly from state benefits/state pensions | 35 | 20.2% |
| No state benefits/state pensions | 39 | 22.5% |
| Don't know | 20 | 11.6% |
| Total: | 173 | |
| Missing data: | 5 | |

| 13. Will tenant qualify for housing benefit? | | |
|---|---------------|----------|
| | Totals | % |
| Yes | 100 | 57.5% |
| No | 16 | 9.2% |
| Don't Know | 58 | 33.3% |
| Total: | 174 | |
| Missing data: | 4 | |

| 14. Main reason household left last settled home | | |
|--|---------------|----------|
| | Totals | % |
| Permanently decanted from another property owned by this HA/LA | 2 | 1.1% |
| Left home country as refugee | 0 | 0.0% |
| Discharged from prison/hosp/other institution | 0 | 0.0% |
| Loss of tied accommodation | 0 | 0.0% |
| End of Assured Shorthold tenancy | 0 | 0.0% |
| Eviction or repossession | 2 | 1.1% |
| Domestic violence | 1 | 0.6% |
| (Non-violent) relationship breakdown with partner | 0 | 0.0% |
| Asked to leave by family or friends | 4 | 2.2% |
| Racial harassment | 0 | 0.0% |
| Other problems with neighbours | 3 | 1.7% |
| Property unsuitable because of overcrowding | 52 | 29.2% |
| Property unsuitable because of ill health/disab. | 5 | 2.8% |
| Property unsuitable because of poor condition | 21 | 11.8% |
| Couldn't afford rent or mortgage | 0 | 0.0% |
| To move nearer to family/friends/school | 2 | 1.1% |
| To move nearer to work | 5 | 2.8% |
| To move to accommodation with support | 0 | 0.0% |
| To move to independent accommodation | 36 | 20.2% |
| Other | 45 | 25.3% |
| Total: | 178 | |
| Missing data: | 0 | |

| 15. Type of accommodation in which household lived immediately prior to rehousing | | |
|--|---------------|----------|
| | Totals | % |
| Local authority general needs tenancy | 25 | 14.0% |
| Housing association general needs tenancy | 62 | 34.8% |
| Owner occupation | 0 | 0.0% |
| Private sector tenancy | 16 | 9.0% |
| Tied housing or renting with job | 0 | 0.0% |
| Supported housing | 2 | 1.1% |
| Housing for older people | 0 | 0.0% |
| Residential care home | 0 | 0.0% |
| Living with family | 22 | 12.4% |
| Living with friends | 6 | 3.4% |
| Women's refuge | 0 | 0.0% |
| Hospital | 0 | 0.0% |
| Prison | 0 | 0.0% |
| Approved probation hostel | 0 | 0.0% |
| Direct access hostel | 0 | 0.0% |
| Bed and breakfast | 1 | 0.6% |
| Short life housing | 2 | 1.1% |
| Foyer | 0 | 0.0% |
| Mobile home/caravan | 0 | 0.0% |
| Any other temporary accommodation | 33 | 18.5% |
| Housed by National Asylum Support Service | 0 | 0.0% |
| Children's home/foster care | 0 | 0.0% |
| Rough sleeping | 0 | 0.0% |
| Other | 9 | 5.1% |
| Total: | 178 | |
| Missing data: | 0 | |

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| 16. Homelessness | | |
|----------------------|------------|-------|
| | Totals | % |
| Not homeless | 134 | 75.3% |
| Statutorily homeless | 43 | 24.2% |
| Other homelessness | 1 | 0.6% |
| Total: | 178 | |
| Missing data: | 0 | |

| 17. Source of referral | | |
|---|------------|-------|
| | Totals | % |
| Tenant applied for internal transfer | 46 | 25.8% |
| Tenant applied direct (no referral or nomination) | 19 | 10.7% |
| HA lets only - Nominated by local housing authority | 94 | 52.8% |
| HA supp. lets only - Referred by LA housing departm | 0 | 0.0% |
| Nominated under moveUK | 0 | 0.0% |
| Other social landlord | 0 | 0.0% |
| Social Services | 0 | 0.0% |
| Police, Probation, Prison | 0 | 0.0% |
| Youth Offending Team | 0 | 0.0% |
| Community Mental Health Team | 0 | 0.0% |
| Health Service | 1 | 0.6% |
| Voluntary agency | 0 | 0.0% |
| Other | 18 | 10.1% |
| Total: | 178 | |
| Missing data: | 0 | |

| 18. Source of referral by homelessness | | | | | | | | |
|--|--------------|-------------|----------------------|-------------|----------------|------------|----------------|------------|
| | Not homeless | | Statutorily homeless | | Other homeless | | All responding | |
| | Tot. | % | Tot. | % | Tot. | % | Tot. | % |
| Tenant applied for internal transfer | 45 | 33.6 | 0 | 0.0 | 1 | 100.0 | 46 | 25.8 |
| Other social landlord | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Police, Probation, Prison | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Youth Offending Team | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Community Mental Health Team | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Health Service | 1 | 0.7 | 0 | 0.0 | 0 | 0.0 | 1 | 0.6 |
| Other | 6 | 4.5 | 12 | 27.9 | 0 | 0.0 | 18 | 10.1 |
| Tenant applied direct (no referral or nomination) | 17 | 12.7 | 2 | 4.7 | 0 | 0.0 | 19 | 10.7 |
| HA lets only - Nominated by local housing authority | 65 | 48.5 | 29 | 67.4 | 0 | 0.0 | 94 | 52.8 |
| HA supp. lets only - Referred by LA housing departme | 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 |
| Nominated under moveUK | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Social Services | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 |
| Total | 134 | 75.3 | 43 | 24.2 | 1 | 0.6 | 178 | 100 |

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.

| 19. 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 | 0 | 0.0% |
| £45 to £49.99 | 0 | 0.0% |
| £50 to £54.99 | 0 | 0.0% |
| £55 to £59.99 | 1 | 0.6% |
| £60 to £64.99 | 2 | 1.1% |
| £65 to £69.99 | 12 | 6.7% |
| £70 to £74.99 | 23 | 12.9% |
| £75 and over | 140 | 78.7% |
| Total: | 178 | |
| Mean: | £ 86.14 | Median: £ 80.91 |

| 20. Weekly service charge | | |
|----------------------------------|---------------|-----------------------------|
| | Totals | % |
| Below £1 | 1 | 1.1% |
| £1 to £1.99 | 1 | 1.1% |
| £2 to £2.99 | 0 | 0.0% |
| £3 to £3.99 | 1 | 1.1% |
| £4 to £4.99 | 16 | 17.0% |
| £5 to £5.99 | 7 | 7.4% |
| £6 to £6.99 | 36 | 38.3% |
| £7 to £7.99 | 16 | 17.0% |
| £8 to £8.99 | 1 | 1.1% |
| £9 to £9.99 | 0 | 0.0% |
| £10 to £10.99 | 1 | 1.1% |
| £11 to £11.99 | 1 | 1.1% |
| Over £12 | 13 | 13.8% |
| Total: | 94 | |
| Mean: | £7.88 | Median: £6.16 |

| 21. Weekly personal service charge | | |
|---|---------------|-----------------------------|
| | Totals | % |
| Below £1 | 0 | 0.0% |
| £1 to £1.99 | 0 | 0.0% |
| £2 to £2.99 | 0 | 0.0% |
| £3 to £3.99 | 2 | 2.1% |
| £4 to £4.99 | 27 | 28.4% |
| £5 to £5.99 | 26 | 27.4% |
| £6 to £6.99 | 22 | 23.2% |
| £7 to £7.99 | 0 | 0.0% |
| £8 to £8.99 | 1 | 1.1% |
| £9 to £9.99 | 0 | 0.0% |
| £10 to £10.99 | 1 | 1.1% |
| £11 to £11.99 | 0 | 0.0% |
| Over £12 | 16 | 16.8% |
| Total: | 95 | |
| Mean: | £7.40 | Median: £5.38 |

| 22. Weekly support charge | | |
|----------------------------------|---------------|-----------------------------|
| | 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 | 1 | 100.0% |
| £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: | 1 | |
| Mean: | £5.33 | Median: £5.33 |

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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23. Number of weeks vacant (All lets)

| | Totals | % |
|------------------|--------|-------|
| Less than 1 Week | 79 | 44.4% |
| 1 to 2 Weeks | 27 | 15.2% |
| 3 to 4 Weeks | 28 | 15.7% |
| 5 to 9 Weeks | 23 | 12.9% |
| 10 to 19 Weeks | 18 | 10.1% |
| 20 to 29 Weeks | 2 | 1.1% |
| 30 to 39 Weeks | 1 | 0.6% |
| 40 Weeks or More | 0 | 0.0% |
| Total: | 178 | |
| Missing data: | 0 | |

Mean: 25 days **Median:** 12 days

24. Number of weeks vacant (Relets)

| | Totals | % |
|------------------|--------|-------|
| Less than 1 Week | 16 | 16.8% |
| 1 to 2 Weeks | 22 | 23.2% |
| 3 to 4 Weeks | 27 | 28.4% |
| 5 to 9 Weeks | 14 | 14.7% |
| 10 to 19 Weeks | 15 | 15.8% |
| 20 to 29 Weeks | 1 | 1.1% |
| 30 to 39 Weeks | 0 | 0.0% |
| 40 Weeks or More | 0 | 0.0% |
| Total: | 95 | |
| Missing data: | 0 | |

Mean: 32 days **Median:** 20 days

25. Average Relet Time (managed stock)

| | Totals | % |
|------------------|--------|-------|
| Less than 1 Week | 11 | 12.5% |
| 1 to 2 Weeks | 20 | 22.7% |
| 3 to 4 Weeks | 27 | 30.7% |
| 5 to 9 Weeks | 14 | 15.9% |
| 10 to 19 Weeks | 15 | 17.0% |
| 20 to 29 Weeks | 1 | 1.1% |
| 30 to 39 Weeks | 0 | 0.0% |
| 40 Weeks or More | 0 | 0.0% |
| Total: | 88 | |

Total Relets with Major Repairs are excluded from PI : 7

Mean: 34 days **Median:** 20 days

2007 Housing Corporation Performance Indicator - Average Relet Time for General Needs Lettings (Table 25)

This is the average number of days that it takes to relet a general needs dwelling that is not new and was not subject to major repairs. The 2007 PI is calculated on the basis of managed stock; in previous years the average relet PI was based on owned stock. Hence, Table 25 shows the average number of days it has taken to relet properties that were managed by your association during the period April 1 2006 to 31 March 2007. Note that all other tables within this Annual Report are based on an analysis of lettings completed within stock owned by your association

26. Times offered since vacant

| | Totals | % |
|---------------|--------|-------|
| First Offer | 120 | 67.4% |
| 1 to 5 | 53 | 29.8% |
| 6 to 10 | 4 | 2.2% |
| 11 or More | 1 | 0.6% |
| Total: | 178 | |
| Missing data: | 0 | |

27. Number of bedrooms

| | Totals | % |
|---------------|--------|-------|
| One | 63 | 35.4% |
| Two | 79 | 44.4% |
| Three or more | 36 | 20.2% |
| Total: | 178 | |
| Missing data: | 0 | |

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| 28. Type of unit | | |
|--------------------------|--------|-------|
| | Totals | % |
| Flat / maisonette | 153 | 86.0% |
| Bedsit | 1 | 0.6% |
| House / bungalow | 24 | 13.5% |
| Shared flat / maisonette | 0 | 0.0% |
| Shared house / bungalow | 0 | 0.0% |
| Other | 0 | 0.0% |
| Total: | 178 | |
| Missing data: | 0 | |

| 29. Type of building | | |
|------------------------------|--------|--------|
| | Totals | % |
| Purpose built | 178 | 100.0% |
| Converted from previous resi | 0 | 0.0% |
| Total: | 178 | |
| Missing data: | 0 | |

| 30. Wheelchair standard | | |
|-------------------------|--------|-------|
| | Totals | % |
| Yes | 33 | 18.5% |
| No | 145 | 81.5% |
| Total: | 178 | |
| Missing data: | 0 | |

| 31. Was the letting made under any of the following allocations systems? | | |
|--|-----|----|
| | Yes | No |
| Choice-based lettings (CBL) | 177 | 1 |
| Common housing register (CHR) | 177 | 1 |
| Common Allocations Policy | 160 | 18 |

| 32. Reason for vacancy | | |
|--|--------|-------|
| | Totals | % |
| New let | 83 | 46.6% |
| Relet - internal transfer | 40 | 22.5% |
| Relet - previous tenant moved to (other) LA | 3 | 1.7% |
| Relet - previous tenant moved to (other) HA | 10 | 5.6% |
| Relet - previous tenant died (no succession) | 10 | 5.6% |
| Relet - property abandoned by previous tenant | 3 | 1.7% |
| Relet - previous tenant evicted | 3 | 1.7% |
| Relet - previous tenant moved to private sector or other accom | 26 | 14.6% |
| Relet - to tenant who occupied same property as temp. accom | 0 | 0.0% |
| Total: | 178 | |
| Missing data: | 0 | |

Table 33: Average weekly Secure & Assured Rents by Region

| | 1 bedroom | | 2 bedrooms | | 3+ bedrooms | | Totals | |
|---|---------------|-----------|---------------|-----------|----------------|-----------|---------------|------------|
| Assured tenancies | | | | | | | | |
| New let - London | £76.52 | 32 | £83.95 | 27 | £117.68 | 24 | £90.84 | 83 |
| New let - all regions | £76.52 | 32 | £83.95 | 27 | £117.68 | 24 | £90.84 | 83 |
| Re-let - London | £75.49 | 31 | £83.07 | 51 | £95.21 | 12 | £82.12 | 94 |
| Re-let - all regions | £75.49 | 31 | £83.07 | 51 | £95.21 | 12 | £82.12 | 94 |
| London - all letting types | £76.01 | 63 | £83.38 | 78 | £110.19 | 36 | £86.21 | 177 |
| Assured tenancies: all letting types & all regions | £76.01 | 63 | £83.38 | 78 | £110.19 | 36 | £86.21 | 177 |
| Secure tenancies | | | | | | | | |
| Re-let - London | | 0 | £73.27 | 1 | | 0 | £73.27 | 1 |
| Re-let - all regions | | 0 | £73.27 | 1 | | 0 | £73.27 | 1 |
| London - all letting types | | 0 | £73.27 | 1 | | 0 | £73.27 | 1 |
| Secure tenancies: all letting types & all regions | | 0 | £73.27 | 1 | | 0 | £73.27 | 1 |
| Total for Secure & Assured Tenancies | £76.01 | 63 | £83.25 | 79 | £110.19 | 36 | £86.14 | 178 |

Table 34: Average weekly Starter Tenancy & "Other" Rents by Region

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

Table 35: 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 | | £327.17 | £358.40 | £275.00 | £331.26 | £327.83 |
| London | | 23 | 10 | 7 | 23 | 63 |
| All Working households | | £327.17 | £358.40 | £275.00 | £331.26 | £327.83 |
| | | 23 | 10 | 7 | 23 | 63 |
| Non-working households | £176.37 | £70.58 | £209.56 | £135.56 | £231.35 | £168.60 |
| London | 19 | 12 | 9 | 18 | 20 | 78 |
| All Non-working households | £176.37 | £70.58 | £209.56 | £135.56 | £231.35 | £168.60 |
| | 19 | 12 | 9 | 18 | 20 | 78 |
| All households | £176.37 | £239.20 | £287.89 | £174.60 | £284.79 | £239.74 |
| | 19 | 35 | 19 | 25 | 43 | 141 |

Table 36: Average weekly rents & service charges

| | Secure | | Assured | | Secure & 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 | | | £76.01 | £8.47 | £76.01 | £8.47 | | | | | £76.01 | £8.47 |
| | | | 63 | 35 | 63 | 35 | | | | | 63 | 35 |
| 2 bedrooms | £73.27 | £15.61 | £83.38 | £8.11 | £83.25 | £8.27 | | | | | £83.25 | £8.27 |
| | 1 | 1 | 78 | 45 | 79 | 46 | | | | | 79 | 46 |
| 3 or more bedrooms | | | £110.19 | £4.86 | £110.19 | £4.86 | | | | | £110.19 | £4.86 |
| | | | 36 | 13 | 36 | 13 | | | | | 36 | 13 |

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

Table 37: Location of all lettings and previous location of household

| | Location of letting | | Previous location | |
|----------------------|---------------------|--------|-------------------|-------|
| | Total | | Total | |
| Greenwich | 0 | 0.0% | 1 | 0.6% |
| Hackney | 0 | 0.0% | 3 | 1.7% |
| Kensington & Chelsea | 0 | 0.0% | 1 | 0.6% |
| Lewisham | 0 | 0.0% | 1 | 0.6% |
| Newham | 0 | 0.0% | 5 | 2.8% |
| Tower Hamlets | 178 | 100.0% | 167 | 93.8% |
| Total | 178 | | 178 | |

Table 38: Managing Organisations

| | Number of Lets |
|------------------|----------------|
| DIRECTLY MANAGED | 178 |
| Total: | 178 |