



TOWER HAMLETS COMMUNITY HOUSING

HC Reg: L4260

CORE GENERAL NEEDS NEW LETTINGS

SUMMARY STATISTICS

APRIL 2003 – MARCH 2004

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

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

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This report includes all lettings received for the year 2003/04 and validated before the database close date at the end of August 2004.

Annual Report to RSLs, April 2003 to March 2004

1. All People Housed

1.1 Age		
	Totals	%
1 to 10 years	36	30.0%
11 to 15 years	5	4.2%
16 to 17 years	2	1.7%
18 to 24 years	21	17.5%
25 to 31 years	16	13.3%
32 to 38 years	16	13.3%
39 to 45 years	7	5.8%
46 to 52 years	5	4.2%
53 to 59 years	3	2.5%
60 to 64 years	3	2.5%
65 to 69 years	2	1.7%
70 to 74 years	2	1.7%
75 to 79 years	1	0.8%
80 years and over	1	0.8%
Total:	120	

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	15	25.0%
25 to 31 years	11	18.3%
32 to 38 years	12	20.0%
39 to 45 years	7	11.7%
46 to 52 years	4	6.7%
53 to 59 years	3	5.0%
60 to 64 years	3	5.0%
65 to 69 years	1	1.7%
70 to 74 years	2	3.3%
75 to 79 years	1	1.7%
80 years and over	1	1.7%
Total:	60	
Missing data:	1	
Mean:	38 years	

1.2 Sex		
	Totals	%
Male	59	48.8%
Female	62	51.2%
Total:	121	

2.2 Sex		
	Totals	%
Male	26	42.6%
Female	35	57.4%
Total:	61	
Missing data:	0	

1.3 Economic Status		
	Totals	%
Working Full Time	19	15.7%
Working Part Time	7	5.8%
Govt. Training / New Deal	1	0.8%
Job Seeker	6	5.0%
Retired	10	8.3%
Not Seeking Work	23	19.0%
Full-Time Student	5	4.1%
Long Term Sick / Disabled	6	5.0%
Child (under 16)	41	33.9%
Other (adult)	3	2.5%
Total:	121	

2.3 Economic Status		
	Totals	%
Working Full Time	15	24.6%
Working Part Time	4	6.6%
Govt. Training / New Deal	0	0.0%
Job Seeker	6	9.8%
Retired	9	14.8%
Not Seeking Work	19	31.1%
Full-Time Student	0	0.0%
Long Term Sick / Disabled	5	8.2%
Child (under 16)	0	0.0%
Other (adult)	3	4.9%
Total:	61	
Missing data:	0	

Annual Report to RSLs, April 2003 to March 2004

3. Type of Tenancy

	Totals	%
Fair Rent/Secure	0	0.0%
Assured	61	100.0%
Licence Agreement	0	0.0%
Starter tenancy	0	0.0%
Other	0	0.0%
Total:	61	
Missing data:	0	

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

	Totals	%
Yes	7	11.5%
No	53	86.9%
Don't Know	1	1.6%
Total:	61	
Missing data:	0	

5. Month of Letting

	Totals	%
April 2003	9	14.8%
May 2003	5	8.2%
June 2003	6	9.8%
July 2003	3	4.9%
August 2003	2	3.3%
September 2003	4	6.6%
October 2003	7	11.5%
November 2003	1	1.6%
December 2003	7	11.5%
January 2004	3	4.9%
February 2004	5	8.2%
March 2004	9	14.8%
Total:	61	
Missing data:	0	

6. Household Type

	Totals	%
Single Older Person (aged 60 or over)	5	8.3%
Older Couple (at least one aged 60 or over)	2	3.3%
Single Adult (aged 16 to 59)	20	33.3%
2 Adults (both aged 16 to 59), no children	2	3.3%
One Adult with at least One Child < 16	19	31.7%
Two (or +) Adults & at least One Child < 16	7	11.7%
Other	5	8.3%
Total:	60	
Missing data:	1	

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

	Totals	%
Yes	0	0.0%
No	59	96.7%
Don't Know	2	3.3%
Total:	61	
Missing data:	0	

8. Ethnic Origin of Household		
	Totals	%
White: British	19	31.1%
White: Irish	2	3.3%
White: Other	2	3.3%
Mixed: White & Black Caribbean	1	1.6%
Mixed: White & Black African	0	0.0%
Mixed: White & Asian	0	0.0%
Mixed: Other	0	0.0%
Asian/Asian British: Indian	1	1.6%
Asian/Asian British: Pakistani	1	1.6%
Asian/Asian British: Bangladeshi	23	37.7%
Asian/Asian British: Other	0	0.0%
Black/Black British: Caribbean	3	4.9%
Black/Black British: African	5	8.2%
Black/Black British: Other	3	4.9%
Chinese/Other: Chinese	0	0.0%
Chinese/Other: Other	1	1.6%
Refused	0	0.0%
Total:	61	
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.

Annual Report to RSLs, April 2003 to March 2004

9. Source of Referral			10. Homelessness		
	Totals	%		Totals	%
Nominated by LA	47	77.0%	Not homeless	38	62.3%
Statutory Agency	0	0.0%	Statutorily homeless under the 2002 Homeless	23	37.7%
Voluntary Agency	0	0.0%	Other homeless	0	0.0%
Direct Application	0	0.0%	Children Act 1989 Referral	0	0.0%
HOMES Mobility	0	0.0%			
Internal Transfer	11	18.0%	Total:	61	
From another HA	0	0.0%	Missing data:	0	
Other	3	4.9%			
Total:	61				
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.

	Not homeless		Statutorily homeless		Other homeless		Children Act referral		All responding	
	Tot.	%	Tot.	%	Tot.	%	Tot.	%	Tot.	%
Nominated by LA	24	63.2	23	100.0	0	0.0	0	0.0	47	77.0
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	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
HOMES Mobility	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Internal Transfer	11	28.9	0	0.0	0	0.0	0	0.0	11	18.0
From another HA	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Other	3	7.9	0	0.0	0	0.0	0	0.0	3	4.9
Total	38	62.3	23	37.7	0	0.0	0	0.0	61	100

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12. Main Immediate Reason for Housing		
	Totals	%
Overcrowding	11	18.0%
Underoccupation	3	4.9%
Problems with Health / Disability	7	11.5%
Permanent Decant Within Same RSL	1	1.6%
Poor Housing Conditions	1	1.6%
Relationship Breakdown	1	1.6%
Need for Independence	22	36.1%
Difficulties Paying Rent or Mortgage	0	0.0%
Eviction, Repossession	0	0.0%
Rehousing from Prison, Hospital, Other Institution	0	0.0%
Needs for Sheltered Housing, Warden	0	0.0%
Desire to Move Near Family, Friends, School	0	0.0%
To be Near Work	0	0.0%
Asked to Leave by Family or Friends	1	1.6%
Racial Harassment	0	0.0%
Refugee	1	1.6%
Domestic Violence	0	0.0%
End of Assured Shorthold Tenancy	0	0.0%
Loss of Tied Accommodation	0	0.0%
Harassment or Neighbour Abuse	0	0.0%
Other	13	21.3%
Total:	61	
Missing data:	0	

13. Previous Tenure of Person 1		
	Totals	%
LA Tenant	17	27.9%
Social Landlord Tenant	11	18.0%
Private Tenant	1	1.6%
Tied Home or Renting with Job	1	1.6%
Owning / Buying	0	0.0%
Family / Friends	11	18.0%
Any Temporary Accommodation	18	29.5%
Other	2	3.3%
Total:	61	
Missing data:	0	

14. Net Weekly Income of Tenant or Tenant and Partner		
	Totals	%
Up to £49	1	2.9%
£50 to £99	9	26.5%
£100 to £124	6	17.6%
£125 to £149	2	5.9%
£150 to £174	0	0.0%
£175 to £199	2	5.9%
£200 to £224	2	5.9%
£225 to £249	1	2.9%
£250 to £274	3	8.8%
£275 and over	8	23.5%
Total:	34	
Missing data:	27	
Mean:	£191.24	
Median:	£147.00	

15. Was the letting made under a local lettings policy?		
	Totals	%
Yes	42	68.9%
No	19	31.1%
Don't Know	0	0.0%
Total:	61	
Missing data:	0	

Annual Report to RSLs, April 2003 to March 2004

16. Source of Income of Tenant or Tenant and Partner		
(from benefits)	Totals	%
Wholly derived	33	54.1%
Partly derived	11	18.0%
No benefits	15	24.6%
Do not know	2	3.3%
Total:	61	
Missing data:	0	

17. Does Tenant or Partner Receive an Occupational Pension?		
	Totals	%
Yes	0	0.0%
No	57	93.4%
Don't Know	4	6.6%
Total:	61	
Missing data:	0	

18. Will Tenant Qualify for Housing Benefit?		
	Totals	%
Yes	39	63.9%
No	12	19.7%
Don't Know	10	16.4%
Total:	61	
Missing data:	0	

19. Tenant's Last Home	
	Totals
Short Life	7
Supported Housing	0
Institutional Care	0
None of these	54

Accommodation Details

20. Number of Bedrooms		
	Totals	%
One	27	44.3%
Two	28	45.9%
Three or more	6	9.8%
Total:	61	
Missing data:	0	

21. Building Type		
	Totals	%
New / Purpose Built	59	96.7%
Rehabilitated	2	3.3%
To be Rehabilitated	0	0.0%
Total:	61	
Missing data:	0	

22. Property Type		
	Totals	%
Flat / Maisonette	55	90.2%
Bedsit	5	8.2%
House / Bungalow	1	1.6%
Other	0	0.0%
Total:	61	
Missing data:	0	

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23. Letting Type		
	Totals	%
New let	2	3.3%
Relet - previous tenant transferred to another RSL tenancy	20	32.8%
Relet - previous tenant moved to local authority tenancy	7	11.5%
Relet - previous tenant died	12	19.7%
Relet - property abandoned by former tenant	2	3.3%
Relet - previous tenant evicted	3	4.9%
Relet - move to private rented sector	9	14.8%
Relet - Move to LCHO/owner occupation	1	1.6%
Relet - other	5	8.2%
Total:	61	
Missing data:	0	

24. Warden Support		
	Totals	%
Yes	0	0.0%
No	61	100.0%
Total:	61	
Missing data:	0	

25. Sheltered		
	Totals	%
Yes	0	0.0%
No	61	100.0%
Total:	61	
Missing data:	0	

26. Accessible General Standard		
	Totals	%
Yes	61	100.0%
No	0	0.0%
Total:	61	
Missing data:	0	

27. Number of Weeks Vacant (All Lets)		
	Totals	%
Less than 1 Week	13	21.3%
1 to 2 Weeks	21	34.4%
3 to 4 Weeks	17	27.9%
5 to 9 Weeks	9	14.8%
10 to 19 Weeks	1	1.6%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	0	0.0%
40 Weeks or More	0	0.0%
Total:	61	
Missing data:	0	
Mean:	16 days	Median: 14 days

28. Number of Weeks Vacant (Relets)		
	Totals	%
Less than 1 Week	12	20.3%
1 to 2 Weeks	20	33.9%
3 to 4 Weeks	17	28.8%
5 to 9 Weeks	9	15.3%
10 to 19 Weeks	1	1.7%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	0	0.0%
40 Weeks or More	0	0.0%
Total:	59	
Missing data:	0	
Mean:	17 days	Median: 14 days

29. Times Offered Since Vacant		
	Totals	%
First Offer	41	67.2%
1 to 5	18	29.5%
6 to 10	1	1.6%
11 or More	1	1.6%
Total:	61	
Missing data:	0	

Annual Report to RSLs, April 2003 to March 2004

30. Shared Facilities		
	Totals	%
Yes	0	0.0%
No	61	100.0%
Total:	61	
Missing data:	0	

31. Wheelchair Standard		
	Totals	%
Yes	8	13.1%
No	53	86.9%
Total:	61	
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	0	0.0%
£45 to £49.99	1	1.6%
£50 to £54.99	4	6.6%
£55 to £59.99	1	1.6%
£60 to £64.99	9	14.8%
£65 to £69.99	8	13.1%
£70 to £74.99	15	24.6%
£75 and over	23	37.7%
Total:	61	
Mean: £ 71.60	Median: £	72.99

33. Other Charges		
	Totals	%
Below £1	0	0.0%
£1 to £1.99	0	0.0%
£2 to £2.99	1	7.7%
£3 to £3.99	9	69.2%
£4 to £4.99	2	15.4%
£5 to £5.99	1	7.7%
£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:	13	
Mean: £3.71	Median:	£3.81

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	1	9.1%	
£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	2	18.2%	
£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	8	72.7%	
Total:	11		
Mean:	£16.82	Median:	£17.11

Table 36: Average weekly Fair & Assured Rents by Region

	1 bedroom		2 bedrooms		3+ bedrooms		Totals	
Assured tenancies								
New let - London		0	£65.55	1	£106.60	1	£86.08	2
New let - all regions		0	£65.55	1	£106.60	1	£86.08	2
Re-let - London	£67.70	27	£72.69	27	£81.02	5	£71.11	59
Re-let - all regions	£67.70	27	£72.69	27	£81.02	5	£71.11	59
London - all letting types	£67.70	27	£72.44	28	£85.29	6	£71.60	61
Assured tenancies: all letting types & all regions	£67.70	27	£72.44	28	£85.29	6	£71.60	61
Total for Fair & Assured Tenancies	£67.70	27	£72.44	28	£85.29	6	£71.60	61

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		£231.41	£364.19	£225.83	£102.83	£240.70
		7	3	2	2	14
All regions		£231.41	£364.19	£225.83	£102.83	£240.70

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		£307.00	£424.67	£304.00	£187.00	£314.64
London		7	3	2	2	14
All Working households		£307.00	£424.67	£304.00	£187.00	£314.64
		7	3	2	2	14
Non-working households	£134.50	£63.17	£77.00	£128.13		£104.85
London	4	6	1	8		19
All Non-working households	£134.50	£63.17	£77.00	£128.13		£104.85
	4	6	1	8		19
All households	£134.50	£194.46	£337.75	£163.30	£187.00	£193.85
	4	13	4	10	2	33

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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			£67.70	£17.55	£67.70	£17.55					£67.70	£17.55
			27	4	27	4					27	4
2 bedrooms			£72.44	£14.97	£72.44	£14.97					£72.44	£14.97
			28	6	28	6					28	6
3 or more bedrooms			£85.29	£25.03	£85.29	£25.03					£85.29	£25.03
			6	1	6	1					6	1
(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	
Haringey	0	0.0%	1	1.6%
Tower Hamlets	61	100.0%	58	95.1%
Waltham Forest	0	0.0%	2	3.3%
Total	61		61	