



TOWER HAMLETS COMMUNITY HOUSING

GENERAL NEEDS NEW LETTINGS

SUMMARY STATISTICS

APRIL 2004 – MARCH 2005

**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).

Annual Reports can 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 2004/2005 and validated before the database close date of 24th August 2005.

Annual Report to RSLs, April 2004 to March 2005

1. Type of tenancy		
	Totals	%
Fair rent/secure	0	0.0%
Assured	119	99.2%
Assured shorthold	0	0.0%
Licence agreement	0	0.0%
Starter/introductory tenancy	0	0.0%
Other	1	0.8%
Total:	120	
Missing data:	0	

2. Month of letting		
	Totals	%
April 2004	5	4.2%
May 2004	20	16.7%
June 2004	4	3.3%
July 2004	4	3.3%
August 2004	18	15.0%
September 2004	6	5.0%
October 2004	9	7.5%
November 2004	18	15.0%
December 2004	17	14.2%
January 2005	7	5.8%
February 2005	4	3.3%
March 2005	8	6.7%
Total:	120	
Missing data:	0	

3.1 Age of all people housed		
	Totals	%
1 to 10 years	68	21.9%
11 to 15 years	31	10.0%
16 to 17 years	11	3.5%
18 to 24 years	62	19.9%
25 to 31 years	41	13.2%
32 to 38 years	33	10.6%
39 to 45 years	22	7.1%
46 to 52 years	15	4.8%
53 to 59 years	7	2.3%
60 to 64 years	9	2.9%
65 to 69 years	6	1.9%
70 to 74 years	5	1.6%
75 to 79 years	0	0.0%
80 years and over	1	0.3%
Total:	311	

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	0	0.0%
18 to 24 years	23	19.2%
25 to 31 years	30	25.0%
32 to 38 years	19	15.8%
39 to 45 years	16	13.3%
46 to 52 years	9	7.5%
53 to 59 years	7	5.8%
60 to 64 years	8	6.7%
65 to 69 years	5	4.2%
70 to 74 years	2	1.7%
75 to 79 years	0	0.0%
80 years and over	1	0.8%
Total:	120	
Missing data:	0	
Mean:	38 years	

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3.2 Sex of all people housed

	Totals	%
Male	139	44.7%
Female	172	55.3%
Total:	311	

4.2 Sex of head of household

	Totals	%
Male	56	46.7%
Female	64	53.3%
Total:	120	
Missing data:	0	

3.3 Economic status of all people housed

	Totals	%
Working Full Time	41	13.4%
Working Part Time	14	4.6%
Govt. Training / New Deal	2	0.7%
Job Seeker	31	10.1%
Retired	14	4.6%
Not Seeking Work	60	19.5%
Full-Time Student	25	8.1%
Long Term Sick / Disabled	9	2.9%
Child (under 16)	99	32.2%
Other (adult)	12	3.9%
Total:	307	

4.3 Economic status of head of household

	Totals	%
Working Full Time	28	23.5%
Working Part Time	11	9.2%
Govt. Training / New Deal	0	0.0%
Job Seeker	17	14.3%
Retired	9	7.6%
Not Seeking Work	35	29.4%
Full-Time Student	2	1.7%
Long Term Sick / Disabled	9	7.6%
Child (under 16)	0	0.0%
Other (adult)	8	6.7%
Total:	119	
Missing data:	1	

3.4 Occupation of all people housed

	Totals	%
Teachers: nursery, primary, secondary	4	12.1%
Teachers: higher and further education.	1	3.0%
Teaching assistants	0	0.0%
Education welfare officers	0	0.0%
Police officers	0	0.0%
Police civilian staff	0	0.0%
Firefighters	2	6.1%
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)	1	3.0%
NHS other medical	0	0.0%
NHS admin support	1	3.0%
Bus/tram/train/metro/tube drivers	0	0.0%
Transport police	0	0.0%
none of the above	24	72.7%
Total:	33	

4.4 Occupation of head of household

	Totals	%
Teachers: nursery, primary, secondary	3	15.0%
Teachers: higher and further education.	0	0.0%
Teaching assistants	0	0.0%
Education welfare officers	0	0.0%
Police officers	0	0.0%
Police civilian staff	0	0.0%
Firefighters	2	10.0%
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)	1	5.0%
NHS other medical	0	0.0%
NHS admin support	1	5.0%
Bus/tram/train/metro/tube drivers	0	0.0%
Transport police	0	0.0%
none of the above	13	65.0%
Total:	20	
Missing / Not applicable:	100	

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5. Household type		
	Totals	%
Single Older Person (aged 60 or over)	7	5.8%
Older Couple (at least one aged 60 or over)	1	0.8%
Single Adult (aged 16 to 59)	41	34.2%
2 Adults (both aged 16 to 59), no children	10	8.3%
One Adult with at least One Child < 16	22	18.3%
Two (or +) Adults & at least One Child < 16	26	21.7%
Other	13	10.8%
Total:	120	
Missing data:	0	

6. Ethnic group of person 1		
	Totals	%
White: British	32	26.7%
White: Irish	4	3.3%
White: Other	12	10.0%
Mixed: White & Black Caribbean	0	0.0%
Mixed: White & Black African	0	0.0%
Mixed: White & Asian	1	0.8%
Mixed: Other	1	0.8%
Asian/Asian British: Indian	1	0.8%
Asian/Asian British: Pakistani	2	1.7%
Asian/Asian British: Bangladeshi	51	42.5%
Asian/Asian British: Other	1	0.8%
Black/Black British: Caribbean	5	4.2%
Black/Black British: African	5	4.2%
Black/Black British: Other	3	2.5%
Chinese/Other: Chinese	1	0.8%
Chinese/Other: Other	1	0.8%
Refused	0	0.0%
Total:	120	
Missing data:	0	

7. Does person 1 consider that any other member of the household is of a different ethnic group to themselves?		
	Totals	%
Yes	2	2.8%
No	70	97.2%
Total:	72	
Missing / not applicable:	48	

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

	Totals	%
Yes	21	17.5%
No	88	73.3%
Don't Know	11	9.2%
Total:	120	
Missing data:	0	

9. Does any household member use a wheelchair?

	Totals	%
Yes	4	3.3%
No	106	88.3%
Don't Know	10	8.3%
Total:	120	
Missing data:	0	

10. Net weekly income of tenant or tenant and partner

	Totals	%
Up to £49	2	2.0%
£50 to £99	26	26.5%
£100 to £124	21	21.4%
£125 to £149	8	8.2%
£150 to £174	6	6.1%
£175 to £199	4	4.1%
£200 to £224	4	4.1%
£225 to £249	3	3.1%
£250 to £274	7	7.1%
£275 and over	17	17.3%
Total:	98	
Missing data:	22	
Mean:	£177.52	
Median:	£124.00	

11. Sources of income of tenant or tenant and partner

	Totals	%
All from state benefits/state pensions	75	63.0%
Partly from state benefits/state pensions	14	11.8%
No state benefits/state pensions	15	12.6%
Don't know	15	12.6%
Total:	119	
Missing data:	1	

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12. Does tenant or partner receive an occupational pension?		
	Totals	%
Yes	1	0.8%
No	102	85.7%
Don't Know	16	13.4%
Total:	119	
Missing data:	1	

13. Will tenant qualify for housing benefit?		
	Totals	%
Yes	86	72.3%
No	18	15.1%
Don't Know	15	12.6%
Total:	119	
Missing data:	1	

14. Main reason household left last settled home		
	Totals	%
Required to move by current landlord	0	0.0%
Left home country as refugee	0	0.0%
Discharged from prison/hosp/other institution	0	0.0%
Loss of tied accommodation	3	2.5%
End of Assured Shorthold tenancy	1	0.8%
Eviction or repossession	0	0.0%
Domestic violence	2	1.7%
(Non-violent) relationship breakdown with partner	0	0.0%
Asked to leave by family or friends	2	1.7%
Racial harassment	0	0.0%
Other problems with neighbours	1	0.8%
Property unsuitable because of overcrowding	31	25.8%
Property unsuitable because of ill health/disab.	7	5.8%
Property unsuitable because of poor condition	4	3.3%
Couldn't afford rent or mortgage	0	0.0%
To move nearer to family/friends/school	1	0.8%
To move nearer to work	5	4.2%
To move to accommodation with support	0	0.0%
To move to independent accommodation	27	22.5%
Other	36	30.0%
Total:	120	
Missing data:	0	

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15. Type of accom. in which household lived immediately prior to rehousing

	Totals	%
General Needs local auth tenant	46	38.3%
General Needs HA tenant	16	13.3%
Private rented	2	1.7%
Owner occupier	0	0.0%
Tied home or renting with job	2	1.7%
Supported housing	0	0.0%
Sheltered or retirement housing	1	0.8%
Residential care home	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	0	0.0%
Short life housing	5	4.2%
Any other temporary accomm.	24	20.0%
Children's home/foster care	0	0.0%
Living with family	16	13.3%
Staying with friends	6	5.0%
Rough sleeping	0	0.0%
Other	2	1.7%
Total:	120	
Missing data:	0	

16. Homelessness

	Totals	%
Not homeless	92	76.7%
Statutorily homeless	27	22.5%
Other homeless	1	0.8%
Children Act 1989 Referral	0	0.0%
Total:	120	
Missing data:	0	

17. Source of referral

	Totals	%
Internal transfer	11	9.2%
Direct application/self-referral	0	0.0%
Nominated by local housing authority	106	88.3%
Referred by local authority housing dept.	0	0.0%
Police, Probation, Youth Offending Team	0	0.0%
Community Mental Health, GP	0	0.0%
Voluntary agency	0	0.0%
Nominated under HOMES	0	0.0%
Referred from Social Services	0	0.0%
Other move from social rented tenancy	0	0.0%
Other	3	2.5%
Total:	120	
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.

18. Source of referral by homelessness

	Not homeless		Statutorily homeless		Other homeless		Children Act referral		All responding	
	Tot.	%	Tot.	%	Tot.	%	Tot.	%	Tot.	%
Internal transfer	11	12.0	0	0.0	0	0.0	0	0.0	11	9.2
Direct application/self-referral	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Nominated by local housing authority	78	84.8	27	100.0	1	100.0	0	0.0	106	88.3
Referred by local authority housing dept.	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Police, Probation, Youth Offending Team	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Community Mental Health, GP	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
Nominated under HOMES	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Referred from Social Services	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Other move from social rented tenancy	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
Other	3	3.3	0	0.0	0	0.0	0	0.0	3	2.5
Total	92	76.7	27	22.5	1	0.8	0	0.0	120	100

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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	2	1.7%
£50 to £54.99	0	0.0%
£55 to £59.99	5	4.2%
£60 to £64.99	7	5.8%
£65 to £69.99	7	5.8%
£70 to £74.99	34	28.3%
£75 and over	65	54.2%
Total:	120	
Mean: £ 80.37	Median: £ 75.84	

20. Weekly service charge		
	Totals	%
Below £1	1	3.8%
£1 to £1.99	0	0.0%
£2 to £2.99	1	3.8%
£3 to £3.99	3	11.5%
£4 to £4.99	3	11.5%
£5 to £5.99	5	19.2%
£6 to £6.99	2	7.7%
£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	11	42.3%
Total:	26	
Mean: £12.85	Median: £6.06	

21. Weekly personal service charge		
	Totals	%
Below £1	0	0.0%
£1 to £1.99	0	0.0%
£2 to £2.99	1	2.6%
£3 to £3.99	7	18.4%
£4 to £4.99	4	10.5%
£5 to £5.99	0	0.0%
£6 to £6.99	22	57.9%
£7 to £7.99	1	2.6%
£8 to £8.99	1	2.6%
£9 to £9.99	1	2.6%
£10 to £10.99	0	0.0%
£11 to £11.99	0	0.0%
Over £12	1	2.6%
Total:	38	
Mean: £6.16	Median: £6.54	

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	1	50.0%
£4 to £4.99	1	50.0%
£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:	2	
Mean: £3.86	Median: £3.86	

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	43	35.8%
1 to 2 Weeks	39	32.5%
3 to 4 Weeks	25	20.8%
5 to 9 Weeks	12	10.0%
10 to 19 Weeks	1	0.8%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	0	0.0%
40 Weeks or More	0	0.0%
Total:	120	
Missing data:	0	
Mean:	15 days	Median: 12 days

24. Number of weeks vacant (Relets)		
	Totals	%
Less than 1 Week	12	18.2%
1 to 2 Weeks	21	31.8%
3 to 4 Weeks	22	33.3%
5 to 9 Weeks	10	15.2%
10 to 19 Weeks	1	1.5%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	0	0.0%
40 Weeks or More	0	0.0%
Total:	66	
Missing data:	0	
Mean:	19 days	Median: 20 days

Housing Corporation Performance Indicator- Average Relet Time (Table 25)

This is the average number of days that it takes to relet a dwelling that is not new and was not subject to major repairs

25. Number of days vacant (relets PI)		
	Totals	%
Less than 1 Week	9	15.5%
1 to 2 Weeks	19	32.8%
3 to 4 Weeks	19	32.8%
5 to 9 Weeks	10	17.2%
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%
missing	0	0.0%
Total:	58	
Total Relets with Major Repairs (excluded from PI) :	8	
Mean:	20 days	Median: 20 days

26. Times offered since vacant		
	Totals	%
First Offer	97	80.8%
1 to 5	23	19.2%
6 to 10	0	0.0%
11 or More	0	0.0%
Total:	120	
Missing data:	0	

27. Number of bedrooms		
	Totals	%
One	50	41.7%
Two	45	37.5%
Three or more	25	20.8%
Total:	120	
Missing data:	0	

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28. Type of unit		
	Totals	%
Flat / maisonette	94	78.3%
Bedsit	1	0.8%
House / bungalow	25	20.8%
Shared flat / maisonette	0	0.0%
Shared house / bungalow	0	0.0%
Other	0	0.0%
Total:	120	
Missing data:	0	

29. Type of building		
	Totals	%
New building or purpose built	120	100.0%
Converted or rehabilitated	0	0.0%
Purchased for later rehabilitation	0	0.0%
Total:	120	
Missing data:	0	

30. Wheelchair standard		
	Totals	%
Yes	16	13.3%
No	104	86.7%
Total:	120	
Missing data:	0	

31. Was the vacancy let:		
	Yes	No
Under a choice-based lettings(CBL) approach	119	1
Through a common housing register (CHR)	119	1
Under a CBL or CHR approach incorporating a Common Allocations Policy	119	1

32. Reason for vacancy		
	Totals	%
New let	54	45.0%
Relet - internal transfer	11	9.2%
Relet - previous tenant moved to (other) LA	9	7.5%
Relet - previous tenant moved to (other) HA	5	4.2%
Relet - previous tenant died (no succession)	7	5.8%
Relet - property abandoned by previous tenant	2	1.7%
Relet - previous tenant evicted	4	3.3%
Relet - previous tenant moved to private sector or other accom	28	23.3%
Total:	120	
Missing data:	0	

Table 33: Average weekly Fair & Assured Rents by Region

	1 bedroom		2 bedrooms		3+ bedrooms		Totals	
Assured tenancies								
New let - London	£72.30	14	£87.19	20	£104.08	20	£89.59	54
New let - all regions	£72.30	14	£87.19	20	£104.08	20	£89.59	54
Re-let - London	£69.52	36	£75.49	24	£84.40	5	£72.87	65
Re-let - all regions	£69.52	36	£75.49	24	£84.40	5	£72.87	65
London - all letting types	£70.30	50	£80.81	44	£100.14	25	£80.46	119
Assured tenancies: all letting types & all regions	£70.30	50	£80.81	44	£100.14	25	£80.46	119
Total for Fair & Assured Tenancies	£70.30	50	£80.81	44	£100.14	25	£80.46	119

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

	1 bedroom	2 bedrooms	3+ bedrooms	Totals
Other tenancies				
Re-let - London	0	£70.64	1	0 £70.64 1
Re-let - all regions	0	£70.64	1	0 £70.64 1
London - all letting types	0	£70.64	1	0 £70.64 1
Other tenancies: all letting types & all regions	0	£70.64	1	0 £70.64 1
Total for Starter tenancy & Other Tenancies	0	£70.64	1	0 £70.64 1

Table 35: 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	£303.28	£198.50	£234.66	£105.43	£231.21	£213.07
	1	13	7	2	9	32
All regions	£303.28	£198.50	£234.66	£105.43	£231.21	£213.07

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 36: 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	£375.00	£272.23	£311.43	£189.00	£317.44	£291.53
London	1	13	7	2	9	32
All Working households	£375.00	£272.23	£311.43	£189.00	£317.44	£291.53
	1	13	7	2	9	32
Non-working households	£132.33	£81.85	£122.58	£114.21	£221.78	£122.24
London	6	20	12	19	9	66
All Non-working households	£132.33	£81.85	£122.58	£114.21	£221.78	£122.24
	6	20	12	19	9	66
All households	£167.00	£156.85	£192.16	£121.33	£269.61	£177.52
	7	33	19	21	18	98

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Table 37: 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	£70.30	£12.58	£70.30	£12.58							£70.30	£12.58
	50	12	50	12							50	12
2 bedrooms	£80.81	£13.20	£80.81	£13.20					£70.64	£5.67	£80.58	£12.57
	44	11	44	11					1	1	45	12
3 or more bedrooms	£100.14	£16.15	£100.14	£16.15							£100.14	£16.15
	25	2	25	2							25	2

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

Table 38: Location of all lettings and previous location of household

	Location of letting		Previous location	
	Total		Total	
Barking & Dagenham	0	0.0%	3	2.5%
Camden	0	0.0%	1	0.8%
Enfield	0	0.0%	1	0.8%
Hackney	0	0.0%	1	0.8%
Islington	0	0.0%	1	0.8%
Kingston-upon-Hull	0	0.0%	1	0.8%
Newham	0	0.0%	2	1.7%
Tower Hamlets	120	100.0%	107	89.2%
Waltham Forest	0	0.0%	3	2.5%
Total	120		120	

Table 39: Managing Organisations

	Number of Lets
DIRECTLY MANAGED	120
Total:	120