



**TOWER HAMLETS
COMMUNITY
HOUSING**

**GENERAL NEEDS NEW LETTINGS
SUMMARY STATISTICS**

April 2005 – March 2006

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This report includes all lettings received for the year 2005/6 by 18th April 2006. This interim annual report was published in May 2006. A final report for the 2005/6 CORE year will be published in September 2006.

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1. Type of tenancy		
	Totals	%
Secure	0	0.0%
Assured	92	100.0%
Assured shorthold	0	0.0%
Licence agreement	0	0.0%
Starter/introductory tenancy	0	0.0%
Other	0	0.0%
Total:	92	
Missing data:	0	

2. Month of letting		
	Totals	%
April 2005	2	2.2%
May 2005	7	7.6%
June 2005	5	5.4%
July 2005	4	4.3%
August 2005	14	15.2%
September 2005	4	4.3%
October 2005	7	7.6%
November 2005	26	28.3%
December 2005	17	18.5%
January 2006	6	6.5%
February 2006	0	0.0%
March 2006	0	0.0%
Total:	92	
Missing data:	0	

3.1 Age of all people housed		
	Totals	%
1 to 10 years	80	31.5%
11 to 15 years	19	7.5%
16 to 17 years	7	2.8%
18 to 24 years	24	9.4%
25 to 31 years	43	16.9%
32 to 38 years	30	11.8%
39 to 45 years	23	9.1%
46 to 52 years	11	4.3%
53 to 59 years	10	3.9%
60 to 64 years	2	0.8%
65 to 69 years	2	0.8%
70 to 74 years	2	0.8%
75 to 79 years	0	0.0%
80 years and over	1	0.4%
Total:	254	

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	8	8.9%
25 to 31 years	26	28.9%
32 to 38 years	20	22.2%
39 to 45 years	13	14.4%
46 to 52 years	8	8.9%
53 to 59 years	8	8.9%
60 to 64 years	2	2.2%
65 to 69 years	2	2.2%
70 to 74 years	2	2.2%
75 to 79 years	0	0.0%
80 years and over	1	1.1%
Total:	90	
Missing data:	2	
Mean:	38 years	

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3.2 Sex of all people housed

	Totals	%
Male	126	49.6%
Female	128	50.4%
Total:	254	

4.2 Sex of head of household

	Totals	%
Male	42	46.7%
Female	48	53.3%
Total:	90	
Missing data:	2	

3.3 Economic status of all people housed

	Totals	%
Working Full Time	35	13.9%
Working Part Time	17	6.7%
Govt. Training / New Deal	0	0.0%
Job Seeker	15	6.0%
Retired	5	2.0%
Not Seeking Work	52	20.6%
Full-Time Student	16	6.3%
Long Term Sick / Disabled	6	2.4%
Child (under 16)	99	39.3%
Other (adult)	7	2.8%
Total:	252	

4.3 Economic status of head of household

	Totals	%
Working Full Time	28	31.5%
Working Part Time	7	7.9%
Govt. Training / New Deal	0	0.0%
Job Seeker	8	9.0%
Retired	5	5.6%
Not Seeking Work	33	37.1%
Full-Time Student	0	0.0%
Long Term Sick / Disabled	4	4.5%
Child (under 16)	0	0.0%
Other (adult)	4	4.5%
Total:	89	
Missing data:	3	

3.4 Occupation of all people housed

	Totals	%
Teachers: nursery, primary, secondary	0	0.0%
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	0	0.0%
Prison service officers	0	0.0%
Prison service operational support	0	0.0%
Care workers (private sector)	1	1.9%
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	1.9%
NHS other medical	1	1.9%
NHS admin support	0	0.0%
Bus/tram/train/metro/tube drivers	0	0.0%
Transport police	1	1.9%
none of the above	48	92.3%
Total:	52	

4.4 Occupation of head of household

	Totals	%
Teachers: nursery, primary, secondary	0	0.0%
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	0	0.0%
Prison service officers	0	0.0%
Prison service operational support	0	0.0%
Care workers (private sector)	1	2.9%
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	2.9%
NHS other medical	1	2.9%
NHS admin support	0	0.0%
Bus/tram/train/metro/tube drivers	0	0.0%
Transport police	0	0.0%
none of the above	32	91.4%
Total:	35	
Missing / Not applicable:	57	

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5. Household type		
	Totals	%
Single Older Person (aged 60 or over)	5	5.6%
Older Couple (at least one aged 60 or over)	0	0.0%
Single Adult (aged 16 to 59)	30	33.3%
2 Adults (both aged 16 to 59), no children	2	2.2%
One Adult with at least One Child < 16	12	13.3%
Two (or +) Adults & at least One Child < 16	32	35.6%
Other	9	10.0%
Total:	90	
Missing data:	2	

6. Ethnic group of person 1		
	Totals	%
White: British	15	17.0%
White: Irish	1	1.1%
White: Other	3	3.4%
Mixed: White & Black Caribbean	1	1.1%
Mixed: White & Black African	1	1.1%
Mixed: White & Asian	2	2.3%
Mixed: Other	0	0.0%
Asian/Asian British: Indian	1	1.1%
Asian/Asian British: Pakistani	2	2.3%
Asian/Asian British: Bangladeshi	51	58.0%
Asian/Asian British: Other	1	1.1%
Black/Black British: Caribbean	2	2.3%
Black/Black British: African	3	3.4%
Black/Black British: Other	3	3.4%
Chinese/Other: Chinese	0	0.0%
Chinese/Other: Other	1	1.1%
Refused	1	1.1%
Total:	88	
Missing data:	4	

7. Count of BME tenants		
	Totals	%
Current definition		
Yes	69	79.3%
No	18	20.7%
New definition		
Yes	72	82.8%
No	15	17.2%
Total:	87	
Missing data:	4	
Refused:	1	
<p>NB During this reporting period, BME was defined as every category except 'White:British' and 'White:Other'. From April 2006 this will be redefined to include every category except 'White:British'.</p>		

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

	Totals	%
Yes	11	12.5%
No	73	83.0%
Don't Know	4	4.5%
Total:	88	
Missing data:	4	

9. Does any household member use a wheelchair?

	Totals	%
Yes	1	1.1%
No	86	93.5%
Don't Know	5	5.4%
Total:	92	
Missing data:	0	

10. Net weekly income of tenant or tenant and partner

	Totals	%
Up to £49	1	1.3%
£50 to £99	15	19.0%
£100 to £124	6	7.6%
£125 to £149	4	5.1%
£150 to £174	8	10.1%
£175 to £199	5	6.3%
£200 to £224	3	3.8%
£225 to £249	11	13.9%
£250 to £274	7	8.9%
£275 and over	19	24.1%
Total:	79	
Missing data:	13	
Mean:	£204.27	
Median:	£200.00	

11. Sources of income of tenant or tenant and partner

	Totals	%
All from state benefits/state pensions	44	49.4%
Partly from state benefits/state pensions	18	20.2%
No state benefits/state pensions	21	23.6%
Don't know	6	6.7%
Total:	89	
Missing data:	3	

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12. Does tenant or partner receive an occupational pension?		
	Totals	%
Yes	1	1.1%
No	79	88.8%
Don't Know	9	10.1%
Total:	89	
Missing data:	3	

13. Will tenant qualify for housing benefit?		
	Totals	%
Yes	59	65.6%
No	15	16.7%
Don't Know	16	17.8%
Total:	90	
Missing data:	2	

14. Main reason household left last settled home		
	Totals	%
Permanently decanted from another property owned by this HA/LA	0	0.0%
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	1	1.1%
Domestic violence	0	0.0%
(Non-violent) relationship breakdown with partner	4	4.4%
Asked to leave by family or friends	2	2.2%
Racial harassment	0	0.0%
Other problems with neighbours	3	3.3%
Property unsuitable because of overcrowding	42	46.2%
Property unsuitable because of ill health/disab.	2	2.2%
Property unsuitable because of poor condition	2	2.2%
Couldn't afford rent or mortgage	0	0.0%
To move nearer to family/friends/school	1	1.1%
To move nearer to work	1	1.1%
To move to accommodation with support	0	0.0%
To move to independent accommodation	24	26.4%
Other	9	9.9%
Total:	91	
Missing data:	1	

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15. Type of accom. in which household lived immediately prior to rehousing		
	Totals	%
General Needs local auth tenant	13	14.1%
General Needs HA tenant	39	42.4%
Private rented	5	5.4%
Owner occupier	0	0.0%
Tied home or renting with job	0	0.0%
Supported housing	1	1.1%
Sheltered or retirement housing	0	0.0%
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	1	1.1%
Short life housing	0	0.0%
Any other temporary accomm.	16	17.4%
Children's home/foster care	0	0.0%
Living with family	13	14.1%
Staying with friends	2	2.2%
Rough sleeping	0	0.0%
Other	2	2.2%
Total:	92	
Missing data:	0	

16. Homelessness		
	Totals	%
Not homeless	74	80.4%
Statutorily homeless	17	18.5%
Other homeless	1	1.1%
Children Act 1989 Referral	0	0.0%
Total:	92	
Missing data:	0	

17. Source of referral		
	Totals	%
Internal transfer	33	35.9%
Direct application/self-referral	1	1.1%
Nominated by local housing authority	57	62.0%
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 HEMS	0	0.0%
Referred from Social Services	0	0.0%
Other move from social rented tenancy	0	0.0%
Other	1	1.1%
Total:	92	
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	33	44.6	0	0.0	0	0.0	0	0.0	33	35.9
Direct application/self-referral	1	1.4	0	0.0	0	0.0	0	0.0	1	1.1
Nominated by local housing authority	39	52.7	17	100.0	1	100.0	0	0.0	57	62.0
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 HEMS	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	1	1.4	0	0.0	0	0.0	0	0.0	1	1.1
Total	74	80.4	17	18.5	1	1.1	0	0.0	92	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	0	0.0%
£50 to £54.99	0	0.0%
£55 to £59.99	0	0.0%
£60 to £64.99	7	7.6%
£65 to £69.99	8	8.7%
£70 to £74.99	13	14.1%
£75 and over	64	69.6%
Total:	92	
Mean: £ 83.68	Median: £ 79.87	

20. Weekly service charge		
	Totals	%
Below £1	0	0.0%
£1 to £1.99	4	10.3%
£2 to £2.99	2	5.1%
£3 to £3.99	2	5.1%
£4 to £4.99	1	2.6%
£5 to £5.99	4	10.3%
£6 to £6.99	4	10.3%
£7 to £7.99	9	23.1%
£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	13	33.3%
Total:	39	
Mean: £8.78	Median: £7.21	

21. Weekly personal service charge		
	Totals	%
Below £1	0	0.0%
£1 to £1.99	1	2.4%
£2 to £2.99	3	7.1%
£3 to £3.99	8	19.0%
£4 to £4.99	23	54.8%
£5 to £5.99	5	11.9%
£6 to £6.99	0	0.0%
£7 to £7.99	1	2.4%
£8 to £8.99	0	0.0%
£9 to £9.99	1	2.4%
£10 to £10.99	0	0.0%
£11 to £11.99	0	0.0%
Over £12	0	0.0%
Total:	42	
Mean: £4.50	Median: £4.60	

22. Weekly support charge		
	Totals	%
Below £1	0	0.0%
£1 to £1.99	1	100.0%
£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:	1	
Mean: £1.00	Median: £1.00	

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	36	39.1%
1 to 2 Weeks	25	27.2%
3 to 4 Weeks	20	21.7%
5 to 9 Weeks	8	8.7%
10 to 19 Weeks	3	3.3%
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:	16 days	Median: 13 days

24. Number of weeks vacant (Relets)		
	Totals	%
Less than 1 Week	18	25.7%
1 to 2 Weeks	23	32.9%
3 to 4 Weeks	20	28.6%
5 to 9 Weeks	7	10.0%
10 to 19 Weeks	2	2.9%
20 to 29 Weeks	0	0.0%
30 to 39 Weeks	0	0.0%
40 Weeks or More	0	0.0%
Total:	70	
Missing data:	0	
Mean:	18 days	Median: 14 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	15	22.7%
1 to 2 Weeks	23	34.8%
3 to 4 Weeks	19	28.8%
5 to 9 Weeks	7	10.6%
10 to 19 Weeks	2	3.0%
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:	66	
Total Relets with Major Repairs (excluded from PI) :	4	
Mean:	19 days	Median: 14 days

26. Times offered since vacant		
	Totals	%
First Offer	73	79.3%
1 to 5	19	20.7%
6 to 10	0	0.0%
11 or More	0	0.0%
Total:	92	
Missing data:	0	

27. Number of bedrooms		
	Totals	%
One	34	37.0%
Two	33	35.9%
Three or more	25	27.2%
Total:	92	
Missing data:	0	

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28. Type of unit		
	Totals	%
Flat / maisonette	75	81.5%
Bedsit	3	3.3%
House / bungalow	14	15.2%
Shared flat / maisonette	0	0.0%
Shared house / bungalow	0	0.0%
Other	0	0.0%
Total:	92	
Missing data:	0	

29. Type of building		
	Totals	%
New building or purpose built	92	100.0%
Converted or rehabilitated	0	0.0%
Purchased for later rehabilitation	0	0.0%
Total:	92	
Missing data:	0	

30. Wheelchair standard		
	Totals	%
Yes	2	2.2%
No	90	97.8%
Total:	92	
Missing data:	0	

31. Was the vacancy let:		
	Yes	No
Under a choice-based lettings(CBL) approach	58	34
Through a common housing register (CHR)	92	0
Under a CBL or CHR approach incorporating a Common Allocations Policy	88	4

32. Reason for vacancy		
	Totals	%
New let	22	23.9%
Relet - internal transfer	32	34.8%
Relet - previous tenant moved to (other) LA	3	3.3%
Relet - previous tenant moved to (other) HA	9	9.8%
Relet - previous tenant died (no succession)	6	6.5%
Relet - property abandoned by previous tenant	2	2.2%
Relet - previous tenant evicted	3	3.3%
Relet - previous tenant moved to private sector or other accom	15	16.3%
Total:	92	
Missing data:	0	

Table 33: Average weekly Secure & Assured Rents by Region

	1 bedroom		2 bedrooms		3+ bedrooms		Totals	
Assured tenancies								
New let - London		0	£83.26	4	£105.65	18	£101.58	22
New let - all regions		0	£83.26	4	£105.65	18	£101.58	22
Re-let - London	£71.92	34	£82.17	29	£90.74	7	£78.05	70
Re-let - all regions	£71.92	34	£82.17	29	£90.74	7	£78.05	70
London - all letting types	£71.92	34	£82.30	33	£101.47	25	£83.68	92
Assured tenancies: all letting types & all regions	£71.92	34	£82.30	33	£101.47	25	£83.68	92
Total for Secure & Assured Tenancies	£71.92	34	£82.30	33	£101.47	25	£83.68	92

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

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

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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		£178.51	£237.82	£152.36	£159.57	£175.03
		14	4	3	15	36
All regions		£178.51	£237.82	£152.36	£159.57	£175.03

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 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		£255.64	£316.00	£235.67	£249.33	£258.06
London		14	4	3	15	36
All Working households		£255.64	£316.00	£235.67	£249.33	£258.06
		14	4	3	15	36
Non-working households	£151.00	£79.33	£102.67	£171.50	£262.67	£159.23
London	5	12	6	8	12	43
All Non-working households	£151.00	£79.33	£102.67	£171.50	£262.67	£159.23
	5	12	6	8	12	43
All households	£151.00	£174.27	£188.00	£189.00	£255.26	£204.27
	5	26	10	11	27	79

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Table 37: 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		£71.92	£9.06	£71.92	£9.06						£71.92	£9.06
		34	22	34	22						34	22
2 bedrooms		£82.30	£8.50	£82.30	£8.50						£82.30	£8.50
		33	11	33	11						33	11
3 or more bedrooms		£101.47	£8.23	£101.47	£8.23						£101.47	£8.23
		25	6	25	6						25	6

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

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

	Location of letting		Previous location	
	Total		Total	
Hackney	0	0.0%	1	1.1%
Haringey	0	0.0%	1	1.1%
Tower Hamlets	92	100.0%	89	96.7%
Waltham Forest	0	0.0%	1	1.1%
Total	92		92	

Table 39: Managing Organisations

	Number of Lets
DIRECTLY MANAGED	92
Total:	92