	<p style="text-align: center;"><b>Executive</b> 17<sup>th</sup> July 2006</p> <p style="text-align: center;"><b>Report from the Director of Housing &amp; Community Care</b></p>
<p>For Action <span style="float: right;">Wards Affected: ALL</span></p>	
<p><b>Supply and Demand</b></p>	

Forward Plan Ref: H&CC-05/06-23

## 1.0 Summary

1.1 This report seeks Members' approval of the lettings targets for 2006/07, and provides Members with an updated supply and demand analysis for housing, including lettings performance in 2005/06.

## 2.0 Recommendations

2.1 That Members note the updated supply and demand analysis for housing, including lettings performance in 2005/06, given in Appendix A.

2.2 That Members approve the lettings targets for 2006/07, as detailed in paragraph 3.7 and in Appendix E.

## 3.0 Detail

### 3.1 Supply & Demand Projection

3.1.1 A summary of the Supply and Demand projection for social housing is provided in the table below, with a full version given in Appendix A.

	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009
DEMAND FROM ALL GROUPS	18939	18613	19163	19637	19906	20137
PERMANENT SUPPLY (RSL's & Brent)	1039	960	1119	1225	1225	1225
ALL LETTINGS (Incl Private Sector)	1179	1050	1209	1685	1735	1735
UNMET DEMAND (After Lettings)	17760	17720	17800	18038	18199	18187
ALL TEMPORARY ACCOMMODATION	4238	4546	4308	3923	3476	2780

3.1.2 This model brings together information regarding the demand for housing from the homeless, Council tenants seeking a transfer and applicants to the Housing Register. This demand is mapped against likely supply levels. The distribution of lettings across the different groups will impact on the remaining demand from the different groups.

3.1.3 As the table shows, the level of unmet demand in the Borough is expected to remain at around 18,000 households with an unmet housing need over the next three years.

### **3.2 Housing Register and Transfer Demand**

3.2.1 Appendix B provides a breakdown of live applications on the Housing Register and Transfer list by demand group and the number of bedrooms needed. Total demand on these lists is currently just over 18,000 households. 90% of households waiting for housing are on the Housing Register. Given the high level of demand within the borough and the limited supply of housing, it is likely that a large number of households will never be rehoused.

3.2.2 Legislative changes in the Homelessness Act 2002 ("the 2002 Act") mean that applicants can make an application for housing to any local authority and not just to the borough they reside in. Appendix B illustrates that 3% of the demand for housing on the Housing Register is from applicants who are resident out of the borough. Many of these applicants have been assessed as having a low priority for housing and are therefore unlikely to be rehoused.

### **3.3 Homeless Applications and Decisions**

3.3.1 The Temporary Accommodation Update report, presented to the Executive in January 2006, provided members with a detailed analysis of trends in homeless applications and decisions.

3.3.2 The number of homeless applications in 2005/06 which were accepted was 856 in comparison to 851 in 2004/05.

- 3.3.3 There are a number of reasons for the level of homeless acceptances remaining consistent with the previous year. The launch of the Housing Advice team in June 2005 required substantial changes to existing processes and procedures. The team provides comprehensive advice and assistance on a wide range of housing enquiries. This includes early intervention in cases threatened with homelessness, which has resulted in homelessness being prevented through negotiation and conciliation with landlords or assisting homeless households in securing alternative accommodation found in the private rented sector. The Housing Advice team has seen over 2,000 customers since its launch in June 2005.
- 3.3.4 Officers are continually working to deliver further improvements to the service. As a result, officers are confident that homeless approaches will decrease, with a corresponding increase in the number of cases where homelessness has been successfully prevented. Initial figures in 2006/07 indicate that this approach is reducing the number of homeless approaches. Figures from the first two months of this financial year shows a reduction of around 40% in homeless applications, and a reduction of 20% in homeless acceptances.

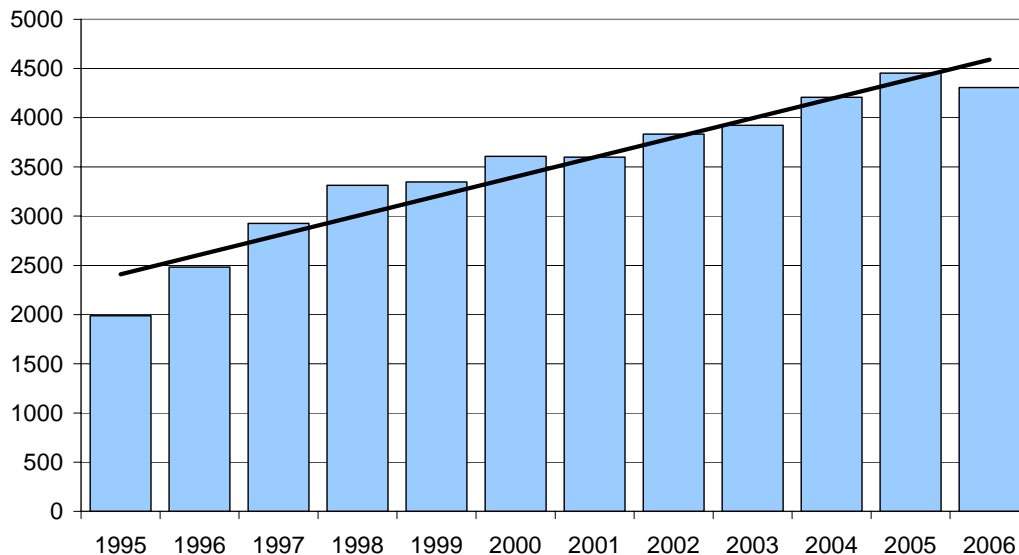
### 3.4 Temporary Accommodation

- 3.4.1 The Temporary Accommodation Update report in January 2006 presented our Temporary Accommodation Reduction Plan to reduce the overall numbers in temporary accommodation by half by 2010 in order to meet Government targets. Detailed targets were presented in this report, having been agreed with the Department of Communities & Local Government (formerly the Office of the Deputy Prime Minister). A summary of our Temporary Accommodation target reduction figures per annum is outlined in the table below.

	Baseline figure	Actual figure	Target Figures				
Date	01/01/05	31/03/06	31/03/06	31/03/07	31/03/08	31/03/09	31/03/10
No in TA	4,466	4,308	4,342	3,923	3,476	2,780	2,243
Target Reduction per annum	-	-	124	419	447	696	537
Cumulative Reduction	-	158	124	543	990	1,686	2,223
<b>%age Reduction</b>	-	<b>4%</b>	<b>3%</b>	<b>12%</b>	<b>22%</b>	<b>38%</b>	<b>50%</b>

3.4.2 Members are asked to note that at the end of March 2006 a 4% reduction in the numbers in temporary accommodation had been achieved since January 2005. This exceeds the original target of 3%. This reduction is notable, given the context of the last ten years, which have seen a steady increase in the usage of temporary accommodation, as the next graph demonstrates.

Households in Temporary Accommodation 1995 to 2006



3.4.3 The first part of our reduction strategy was to halt the ongoing increase in numbers, which we have achieved. In future years we expect to see more significant reduction, and the targets set reflect this.

3.4.4 Members are asked to note that approximately 75% of temporary accommodation is procured under short term leasing arrangements. In order to provide some longer term settled accommodation, our procurement strategy includes the provision of temporary accommodation which could be converted to permanent housing over the longer term (i.e. 10-15 years). In addition, a sub-regional survey of the feasibility of delivering temporary to permanent housing schemes has been commissioned across the North and West London sub regions. Initial findings from this research suggest that such schemes are deliverable and are being considered as part of a longer term strategy to provide more affordable and settled housing. The Department of Communities & Local Government (formerly the Office of the Deputy Prime Minister) is also keen to see delivery of these schemes and has announced that £20m will be available for grant funding of these schemes during 2006-07 and 2007-08. Officers are currently discussing options for procurement of these schemes with sub regional local authority partners, Registered Social Landlords and private sector organisations.

3.4.5 Members are asked to note the Settled Homes proposal, a key element of the Local Area Agreement (LAA) for Brent. The proposal is focused on reducing the numbers of families in Temporary Accommodation. Brent has

asked the government to agree to a flexibility in the way that Housing Benefit is used, which would allow a diversion of the Housing Benefit which is paid to private landlords to provide temporary accommodation into public-private partnership acquisition of street properties. This would allow families with dependent children in temporary accommodation to move into permanent settled homes with affordable rents. The fact that the rents would be affordable social rents would mean that people would be more able to move out of the benefit trap and into employment. These homes would also remain a source of sustainable social housing. The Government Office for London and the Department of Communities & Local Government (DCLG) has agreed to consider this proposal, with Brent as a potential pilot scheme that would form part of the LAA. A final decision on funding from DCLG should be made by June 2006.

### **3.5 London Resettlement Strategy**

3.5.1 This strategy has been developed by the London Resettlement Board, an arm of the Government Office for London. The strategy offers a new and innovative way of working with ex-offenders by aiming to provide pre release support. The primary aim of the Strategy is to cut re-offending. The Strategy is currently being piloted by the West London Boroughs and Barnet. The aim is to offer appropriate housing and support. Wherever possible we will aim to offer accommodation in the private sector, with support workers to assist people in achieving this funded through Brent's Supporting People Programme. The long term aims of the scheme are to create stronger multi agency working, build safer communities and reduce crime. However, there is insufficient housing stock to accommodate all those in housing needs and therefore ex-offenders are competing for limited resources with other priority groups.

### **3.6 Permanent Lettings against Targets 2005/6**

3.6.1 The total number of permanent lettings made to homeless, housing register and transfer applicants have increased in comparison to 2004/05. Last year lettings, in our own stock and via nominations to RSLs, totalled 1,119. The table below summarises actual lettings performance to the end of March against the targets set at the beginning of the year.

Lettings Variance from Targets

To Month = 12

		Full Year Actuals 2004/05	Targets 2005/06	Pro Rata Target	Full Year Actuals 2005/06	Var	% Var
<b>Target Group</b>	<b>Homeless</b>	438	535	535	672	137	26%
	<b>Register</b>	300	313	313	245	-68	-22%
	<b>Transfer</b>	187	232	232	202	-30	-13%
	<b>Total</b>	<b>925</b>	<b>1080</b>	<b>1080</b>	<b>1119</b>	<b>39</b>	<b>4%</b>

<b>Lettings Source</b>	<b>Council</b>	543	567	567	499	-68	-12%
	<b>RSL</b>	382	513	513	620	107	21%
	<b>Total</b>	<b>925</b>	<b>1080</b>	<b>1080</b>	<b>1119</b>	<b>39</b>	<b>4%</b>

- 3.6.2 Overall lettings for the last financial year were 4% above target, a total of 39 properties above the original target. However this is accounted for by a slippage in delivery of 40 units in new build programmes during the previous financial year.
- 3.6.3 Members are asked to note that lettings to homeless households were 26% above target. Part of the reason for this performance on lettings to the homelessness is due to lettings to children leaving care, who are included in this category. This group includes Unaccompanied Asylum Seeking Children, assisted in light of the "Hillingdon Judgment". Members are asked to note the implications if lettings to this group were reduced. Further details are provided in paragraph 4.5.
- 3.6.4 The slippage in two bedroom new build properties in the previous financial year also contributed to an increase in lettings to homeless households. The explanation for this is that these lets were invariably made to long standing homeless households coming to the end of their Housing Association Leasing Scheme tenure or to working families encountering financial difficulties in affording the rent in temporary accommodation. These circumstances resulted in a higher banding being given under the Allocations Scheme, resulting in homeless households successfully bidding for properties.
- 3.6.5 Members are asked to note that as part of our Temporary Accommodation Reduction Plan we stopped acquiring studios and one bedroom properties under the Housing Associations Leasing Scheme (HALS). As a result there has been an increase in homeless cases bidding for studios and one bedroom properties, since they are not being offered temporary accommodation.
- 3.6.6 Members are also asked to note that there is some flexibility on individual targets such as Stonebridge Housing Action Trust, Church End and Rough Sleepers Initiative within the Housing Register demand group. This is

because these individual targets are only used if required by the organisation concerned. During 2005/06 only one letting was required and was requested by Church End. In the event of these letting targets not being used then other demand groups benefit from these lets. Appendix B indicates that there is currently a small demand for Stonebridge HAT and Church End Quota. Officers are currently reviewing the demand from these groups.

3.6.7 Members are asked to note that the explanation for the under performance of lets to the Transfer category is largely due to a slippage in the delivery of 20 units in South Kilburn. The units were targeted solely for council tenants and will now be let in 2006/07. The delivery of these 20 units would have resulted in 96% of the lettings target to the Transfer category being met.

3.6.8 A detailed analysis of lettings performance, including a breakdown by bedsize and category is provided in Appendices B and C.

### 3.7 Lettings Targets 2006/07

3.7.1 From an analysis of the trend in local authority and RSL lettings it is anticipated that there will be 1,225 lettings made in 2006/07. The table below summarises the distribution of these lettings across the different bedroom categories.

#### **BRENT AND HOUSING ASSOCIATION- Projected Lettings 2006/07**

	BSR	1 BED	2 BED	3 BED	4 BED+	Total
BRENT	111	301	180	68	9	669
RSL	10	202	196	105	43	556
Total	121	503	376	173	52	1225

In addition officers, expect to make around 70 lettings directly into the private rented sector during 2006/07 through our Housing Options Scheme (formerly Breaking The Chain).

3.7.2 Projected lettings can only meet a small proportion of the total housing need in the Borough. In 2006/07 we will be able to provide lettings to less than 7% of current applicants on the Housing Register and Transfer List.

3.7.3 Members are asked to note a 24% increase against 2005/06 targets on the overall lets to Transfers and a 13% increase against 2005/06 target lets to the Housing Register Scheme.

3.7.4 Although we have a banding scheme, members are asked to note that officers need to effectively manage demand from a number of competing priority groups, particularly amongst young adults, move-on and priority medical groups. We have therefore maintained the detailed letting target

groups, to monitor the allocations of lettings and ensure that strategic priorities are met.

3.7.5 Given that we can meet so little of the need in the Borough, the prioritisation of lettings is crucial. Members are therefore asked to approve the lettings targets set out in Appendix E. This lettings scheme supports a number of policy and strategic objectives, including the following:

- 47% of the available lettings are targeted to the homeless in order to support our Temporary Accommodation plans. The Department of Communities & Local Government has set a target for all local authorities to reduce temporary accommodation usage by 50% by 2010, as detailed in paragraph 3.4.
- 65 of the lettings to the Housing Register are targeted for Children Leaving Care, to assist the Children and Families department in rehousing young adults. See paragraph 4.5 for further explanation.
- 15 lettings are targeted to aid in the regeneration programmes on Church End (11 lettings) and Stonebridge (4 lettings).
- 85 lettings are provided for move-on accommodation for Voluntary Organisations. These applicants will generally be leaving hostel type accommodation. A flow-through of applicants in this type of accommodation is essential, to provide better housing solutions when people are ready for independent living and to ensure services funded through the Councils Supporting People Programme are effectively used. This is a key theme in both our Homelessness Strategy and our Supporting People 5 Year Strategy. Move on was the subject of a recent seminar attended by over 100 users, providers and partner organisations.
- 49 lettings are provided to deal with urgent management transfers. In addition, 27 lettings are provided for instances where a transfer is required due to major works.
- 30 lettings are provided for the Intra-Estate transfer scheme.
- A number of smaller targets have been set to meet specific objectives, such as the target for the Rough Sleepers Initiative and Probation Services. These client groups are highlighted in both the Homelessness Strategy and Supporting People Strategies as requiring support and are in line with central government policy. It also compliments our community safety targets and our approach to working with other Council services and agencies.
- 62 lettings are provided for the Underoccupation Scheme. This allows those who no longer need family sized Council accommodation to move, therefore freeing up much needed larger size properties.

3.7.6 Where lettings to a particular category (Transfer of Homeseeker) are significantly below the targets agreed by members, officers will ensure that properties in the Locata magazine are identified as being suitable for Transfer or Homeseekers only, in order to address any imbalance.

3.7.7 Officers will review the Allocations scheme in 2006/07 and consider the possibility of moving to a broader priority groups system.



- 3.7.8 Members are asked to note that without agreed lettings targets for 2006/07, officers have been operating on 2005/06 lettings targets. Officers are aware that agreement to the revised lettings targets will mean achieving the set targets over the next nine months.
- 3.7.9 Members are also asked to note that we have an increasing number of households with challenging housing needs. For example, a snapshot of those currently on the Housing Register and Transfer List in Appendix B shows that there are currently 881 households requiring four bedrooms or larger accommodation. In Appendix E, our projected lettings target for 2006/07 shows an expected supply of 52 properties for four bedrooms and more in our overall lettings. This means that we will only meet 6% of the current demand for four bedroom accommodation, and this group will face a lengthy wait for rehousing assistance.
- 3.7.10 In 2005/06 just under 25% of homeless approaches were from 16-17 year olds. The lack of suitable accommodation for this age group has resulted in the council using hotel accommodation in order to meet its responsibilities. The huge gap between the supply and demand for housing raises concerns regarding family stability and sustainability for these groups amongst other groups requiring special need housing. We are working with internal and external partners to try and reduce the numbers of homeless young people, and to provide adequate support for those that do become homeless.
- 3.7.11 Given our need to house those in significant housing need, and the gap between supply and demand for housing assistance, there are implications for requirements for new developments to be sustainable over the longer term. To achieve sustainable communities we need to take into account
- infrastructure provision, ensuring appropriate transport links, access to schools, health facilities and so on.
  - the use of lettings plans to ensure an appropriate mix of homeless households, for example the mix of age groups and family sizes.

However, achieving sustainability needs to be balanced with the need to house those in the greatest need. For example those homeless households with the highest priority may not fit into the lettings profile of a particular development.

#### **4.0 Financial Implications**

- 4.1 The total agreed budget for expenditure on Temporary Accommodation for 2006/07 is £4,236,000. This figure includes a Housing Benefit Subsidy loss budget of £500,000. There are wider supply and demand factors which could impact on the ability to control this budget. The lettings targets proposed in paragraph 3.7 are designed to assist the Council in addressing the issues around demand from various priority groups and therefore effectively manage temporary accommodation costs.

- 4.3 In the Temporary Accommodation Update report presented in January 2006, Members approved changes to the furniture storage service to be implemented from 1<sup>st</sup> April 2006 onwards. However, members are asked to note a revised implementation date of 1<sup>st</sup> July 2006 due to priority work currently being undertaken as the Housing Resource Centre take over management of hotel placements for clients currently accommodated by Brent Mental Health Services. Officers are confident that this exercise will deliver savings on the current budget and lead to a more cost efficient service.
- 4.4 The delay in implementing furniture charging will result in a small loss of savings of approximately £4,500. However, this will be absorbed within the existing Temporary Accommodation Budget.
- 4.5 The projected lettings include provision for 65 places for children leaving care in 2006/07. The cost of funding placements for children leaving care, including Unaccompanied Asylum Seeking Children, is a significant pressure on the Children and Families budget, and provision of these lettings is necessary to enable spend on children's services to be contained within budget in 2006/07. The provision of additional units should allow the backlog of placements of children leaving care to be addressed and lettings should be able to revert to 45 in future years. Members should also note that arrangements for ensuring effective planning of the supply of accommodation for Looked After Children reaching the age of 18 have been strengthened.

## **5.0 Legal Implications**

- 5.1 The primary legislation that governs the allocation of new secure tenancies is given in Part VI of the Housing Act 1996 "the 1996 Act", as amended by the 2002 Act. As enacted, the 1996 Act introduced a single route into council housing, the Housing Register, with the intention that the homeless have no greater priority than other applicants for housing. Since the enactment of the 2002 Act, councils are required to adopt an allocations policy which ensures that "reasonable preference" is given to certain categories of applicants (which are set out in section 167 of the 1996 Act as amended by the 2002 Act), and to allocate strictly in accordance with that policy. An allocation which is not in accordance with the Council's own allocation policy will be "ultra vires" and deemed to be unlawful.
- 5.2 Brent has adopted Locata, a choice-based Allocations Scheme, working in partnership with other local authorities and RSLs in the West London Alliance. Locata applies to all categories of applicant, including those seeking a transfer within Council housing. Although an analysis of demand and lettings is made with reference to (i) homelessness, (ii) Housing Register and (iii) transfer demand; there is no legal difference in the duties owed to people in each of these categories.

5.3 Members may be aware of a recent High Court ruling regarding Waltham Forest's allocations scheme. The High Court ruled that the council's Choice Based Lettings scheme was unlawful, in that the priority bands awarded did not take into account people with multiple needs. Officers are working with legal advisors to review our own Allocations Scheme in light of the new case law.

## **6.0 Diversity Implications**

6.1 The most recent census data shows that Brent has the second highest ethnic minority population in London. The lettings targets, which are set annually, could potentially have a disproportionate impact on a particular ethnic group or groups. It is important therefore that this area continues to be closely monitored. Previous impact assessments have not demonstrated any adverse impact as a result of the letting process.

## **7.0 Staffing/Accommodation Implications (if appropriate)**

7.1 None specific.

## **Background Papers**

### Housing Scrutiny Committee

Supply & Demand and Temporary Accommodation (03/01)

### Executive

Supply & Demand and Temporary Accommodation (06/02)

Supply & Demand and Temporary Accommodation (04/03)

Supply & Demand and Temporary Accommodation (04/04)

Temporary Accommodation update (01/05)

Supply & Demand and Temporary Accommodation (04/05)

Temporary Accommodation Update (01/06)

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## Appendix A – Supply & Demand Model

	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009
<b>DEMAND</b>						
Transfers	2224	1921	1832	1712	1496	1178
Register (Non-homeless)	11766	13724	12107	13048	13959	14961
Homeless Applications	2700	2800	2000	1800	1700	1600
Homeless Acceptances	945	840	840	720	714	688
Fall Out Rate	-153	-152	-162	-151	-185	-167
Total New Demand	792	688	678	569	529	521
Families in T.A. Brought Forward	4157	4238	4546	4308	3923	3476
Net Homeless Demand	4949	4926	5224	4877	4452	3997
<b>DEMAND FROM ALL GROUPS</b>	<b>18939</b>	<b>18613</b>	<b>19163</b>	<b>19637</b>	<b>19906</b>	<b>20137</b>
<b>PERMANENT SUPPLY</b>						
Brent lets	426	565	499	668	580	551
Housing Association	613	395	620	557	645	674
<b>PERMANENT SUPPLY (RSL's &amp; Brent)</b>	<b>1039</b>	<b>960</b>	<b>1119</b>	<b>1225</b>	<b>1225</b>	<b>1225</b>
<b>LETTINGS</b>						
Transfers	187	200	202	287	374	374
Register (Non-homeless)	281	313	245	358	358	358
Homeless	571	447	672	580	493	493
<b>ALL PERMANENT LETTINGS</b>	<b>1039</b>	<b>960</b>	<b>1119</b>	<b>1225</b>	<b>1225</b>	<b>1225</b>
Direct Lettings in the Private Sector	100	50	50	70	70	70
Out of Borough Lettings	40	40	40	40	40	40
Conversion of TA to Settled Accom	0	0	0	350	400	400
<b>ALL LETTINGS (Incl Private Sector)</b>	<b>1179</b>	<b>1050</b>	<b>1209</b>	<b>1685</b>	<b>1735</b>	<b>1735</b>
<b>RESIDUAL DEMAND</b>						
Transfers	2037	1721	1630	1425	1122	804
Register (Non-homeless)	11485	11453	11862	12690	13601	14603
Homeless (In T.A.)	4238	4546	4308	3923	3476	2780
<b>UNMET DEMAND (After Lettings)</b>	<b>17760</b>	<b>17720</b>	<b>17800</b>	<b>18038</b>	<b>18199</b>	<b>18187</b>
<b>T.A. BREAKDOWN</b>						
AST / HALS / PSL	2772	2879	2779	2357	1878	1201
B&B, incl. annexes	104	129	194	80	80	80
PLA	218	281	243	250	250	250
ALS	520	516	347	423	475	486
BDL	100	251	314	365	365	365
Hostel	188	85	113	113	113	113
Emergency RSL Hostel	30	30	30	30	30	30
Homeless At Home	100	96	99	140	140	140
Stonebridge HAT	65	46	36	36	36	36
Short-Life Lettings (Chalkhill, Church End etc)	106	198	118	94	74	44
Mother & Baby	35	35	35	35	35	35
<b>ALL TEMPORARY ACCOMMODATION</b>	<b>4238</b>	<b>4546</b>	<b>4308</b>	<b>3923</b>	<b>3476</b>	<b>2780</b>

### Appendix B – Current Housing Demand – by list and bedrooms needed

Housing Register	Bedsit	1	2	3	4	5	6+	Total
CHILDREN LEAVING CARE	18							18
CHURCH END QUOTA (APPROVED)	2	1	2					5
CONTRIBUTION TO MOBILITY	2	1	6	3				12
FORMER SERVICE TENANT	1	2		1				4
HOUSING REGISTER	6,761	881	4,742	2,410	590	102	12	15,498
MEDICAL A (HOU REG)	37	32	38	33	12	1		153
OUT OF BOROUGH APPLICANTS	346	37	153	61	11	2		610
PROBATION SERVICE QUOTA	2							2
ROUGH SLEEPERS	1							1
SOCIAL SERVICES (HOU REG)	1		1	1	1			4
STONEBRIDGE HAT	1		2	4	1			8
SUCCESSION (UNDEROCCUPATION)	13	2	4					19
VOLUNTARY ORGANISATION QUOTA	64							64
<b>Total</b>	<b>7,249</b>	<b>956</b>	<b>4,948</b>	<b>2,513</b>	<b>615</b>	<b>105</b>	<b>12</b>	<b>16,398</b>

Transfer List	Bedsit	1	2	3	4	5	6+	Total
£1000 UNDER OCCUPATION	102	24	16					142
DECANT	6	1	6	4				17
INTRA-ESTATE TRANSFER	8	3	12	11				34
MANAGEMENT TRANSFER	17	2	16	15	16	3		69
MEDICAL A (TRANSFER)	19	11	15	7	1	2		55
TENANCY SEPARATION	4			1				5
TRANSFER LIST (APPROVED)	344	55	482	505	110	15	2	1,513
TRANSFER LIST (NON APPROVED)				1				1
<b>Total</b>	<b>500</b>	<b>96</b>	<b>547</b>	<b>544</b>	<b>127</b>	<b>20</b>	<b>2</b>	<b>1,836</b>

<b>Total Demand</b>	<b>7,749</b>	<b>1,052</b>	<b>5,495</b>	<b>3,057</b>	<b>742</b>	<b>125</b>	<b>14</b>	<b>18,234</b>
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## Appendix C - Lettings Performance 2005/06 (April – March)

### BRENT LETS

	TOTAL	BSR	1 BED	2 BED	3BED	4 BED+
	ACT	ACT	ACT	ACT	ACT	ACT
<b>HOUSING REGISTER</b>						
HOUSING REGISTER (HMLSS)	266	19	105	92	45	5
HOUSING REGISTER (OTHER)	43	24	14	4	1	0
<b>SUB-TOTAL</b>	<b>309</b>	<b>43</b>	<b>119</b>	<b>96</b>	<b>46</b>	<b>5</b>
MEDICAL 25 (HOMELESS)	4	0	2	2	0	0
MEDICAL 25 (REGISTER)	1	0	1	0	0	0
VOLUNTARY ORGANISATIONS	31	3	28	0	0	0
CONTRIBUTION TO MOBILITY	25	0	13	4	6	2
SOCIAL SERVICES/CHILDREN IN NEED	0	0	0	0	0	0
CHILDREN LEAVING CARE (HMLSS)	9	3	5	1	0	0
STONEBRIDGE HAT	0	0	0	0	0	0
ROUGH SLEEPERS INITIATIVE	0	0	0	0	0	0
PROBATION SERVICE	2	0	1	1	0	0
CHURCH END	0	0	0	0	0	0
FORMER SERVICE TENANTS	2	0	0	1	1	0
<b>SUB-TOTAL</b>	<b>74</b>	<b>6</b>	<b>50</b>	<b>9</b>	<b>7</b>	<b>2</b>
<b>TRANSFERS</b>						
DECANTS	12	0	1	3	2	6
TRANSFER LIST	30	3	9	10	7	1
MEDICAL 25 (TRANSFERS)	9	0	1	1	6	1
TENANCY SEPARATION	0	0	0	0	0	0
MANAGEMENT TRANSFER	18	0	3	4	11	0
INTRA-ESTATE TRANSFER	5	0	1	4	0	0
£1000 UNDER OCCUPATION	42	0	39	3	0	0
<b>SUB -TOTAL</b>	<b>116</b>	<b>3</b>	<b>54</b>	<b>25</b>	<b>26</b>	<b>8</b>
<b>TOTAL</b>	<b>499</b>	<b>52</b>	<b>223</b>	<b>130</b>	<b>79</b>	<b>15</b>

### HOUSING ASSOCIATION LETS

	TOTAL	BSR	1 BED	2 BED	3BED
	ACT	ACT	ACT	ACT	ACT
<b>HOUSING REGISTER</b>					
HOUSING REGISTER (HMLSS)	376	10	106	189	49
HOUSING REGISTER (OTHER)	72	14	42	13	2
<b>SUB-TOTAL</b>	<b>448</b>	<b>24</b>	<b>148</b>	<b>202</b>	<b>51</b>
MEDICAL 25 (HOMELESS)	11	0	4	4	1
MEDICAL 25 (WAITING LIST)	8	0	6	1	1
VOLUNTARY ORGANISATIONS	31	1	27	3	0
CONTRIBUTION TO MOBILITY	21	0	8	6	4
SOCIAL SERVICES/CHILDREN IN NEED	5	0	1	1	3
CHILDREN LEAVING CARE (HMLSS)	6	1	5	0	0
STONEBRIDGE HAT	0	0	0	0	0
ROUGH SLEEPERS INITIATIVE	0	0	0	0	0
PROBATION SERVICE	2	0	2	0	0
CHURCH END	1	0	0	0	0
FORMER SERVICE TENANTS	1	0	0	1	0
<b>SUB-TOTAL</b>	<b>86</b>	<b>2</b>	<b>53</b>	<b>16</b>	<b>9</b>
<b>TRANSFERS</b>					
DECANTS	5	0	2	2	1
TRANSFER LIST	28	1	13	9	4
MEDICAL 25 (TRANSFERS)	8	0	2	2	3
TENANCY SEPARATION	0	0	0	0	0
MANAGEMENT TRANSFER	28	1	3	10	9
INTRA-ESTATE TRANSFER	1	0	1	0	0
£1000 UNDER OCCUPATION	16	4	11	1	0
<b>SUB -TOTAL</b>	<b>86</b>	<b>6</b>	<b>32</b>	<b>24</b>	<b>17</b>
<b>TOTAL</b>	<b>620</b>	<b>32</b>	<b>233</b>	<b>242</b>	<b>77</b>

## Appendix D – Lettings Performance 2005/06 (April – March)

### BRENT AND HOUSING ASSOCIATION

Note: The monthly targets are calculated on a pro rata basis. Rounding errors may result on the 'TAR' and 'VAR' columns.

	TARGET	PRO RATA	TOTALS		TAR	PR	BSR		TAR	PR	1 BED		TAR	PR	2 BED		TAR	PR	3BED		TAR	PR	4 BED+	
	P.A.	TAR	ACT	VAR			P.A.	TAR			ACT	VAR			P.A.	TAR			ACT	VAR			P.A.	TAR
<b>HOUSING REGISTER</b>																								
HOUSING REGISTER (HMLSS)	500	500	642	142	20	20	29	9	175	175	211	36	200	200	281	81	85	85	94	9	20	20	27	7
HOUSING REGISTER (OTHER)	130	130	115	-15	30	30	38	8	70	70	56	-14	20	20	17	-3	8	8	3	-5	2	2	1	-1
<b>SUB-TOTAL</b>	<b>630</b>	<b>630</b>	<b>757</b>	<b>127</b>	<b>50</b>	<b>50</b>	<b>67</b>	<b>17</b>	<b>245</b>	<b>245</b>	<b>267</b>	<b>22</b>	<b>220</b>	<b>220</b>	<b>298</b>	<b>78</b>	<b>93</b>	<b>93</b>	<b>97</b>	<b>4</b>	<b>22</b>	<b>22</b>	<b>28</b>	<b>6</b>
MEDICAL 25 (REGISTER & HMLSS)	23	23	24	1	0	0	0	0	7	7	13	6	7	7	7	0	4	4	2	-2	5	5	2	-3
VOLUNTARY ORGANISATIONS	85	85	62	-23	40	40	4	-36	45	45	55	10	0	0	3	3	0	0	0	0	0	0	0	0
CONTRIBUTION TO MOBILITY	50	50	46	-4	4	4	0	-4	18	18	21	3	20	20	10	-10	7	7	10	3	1	1	5	4
SOCIAL SERVICES/CHILDREN IN NEED	11	11	5	-6	0	0	0	0	5	5	1	-4	3	3	1	-2	2	2	3	1	1	1	0	-1
CHILDREN LEAVING CARE (HMLSS)	20	20	15	-5	5	5	4	-1	13	13	10	-3	2	2	1	-1	0	0	0	0	0	0	0	0
STONEBRIDGE HAT	4	4	0	-4	0	0	0	0	1	1	0	-1	2	2	0	-2	1	1	0	-1	0	0	0	0
ROUGH SLEEPERS INITIATIVE	4	4	0	-4	4	4	0	-4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
PROBATION SERVICE	8	8	4	-4	4	4	0	-4	4	4	3	-1	0	0	1	1	0	0	0	0	0	0	0	0
CHURCH END	8	8	1	-7	0	0	0	0	2	2	0	-2	3	3	0	-3	2	2	0	-2	1	1	1	0
FORMER SERVICE TENANTS	5	5	3	-2	0	0	0	0	1	1	0	-1	2	2	2	0	2	2	1	-1	0	0	0	0
<b>SUB-TOTAL</b>	<b>218</b>	<b>218</b>	<b>160</b>	<b>-58</b>	<b>57</b>	<b>57</b>	<b>8</b>	<b>-49</b>	<b>96</b>	<b>96</b>	<b>103</b>	<b>7</b>	<b>39</b>	<b>39</b>	<b>25</b>	<b>-14</b>	<b>18</b>	<b>18</b>	<b>16</b>	<b>-2</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>0</b>
<b>TRANSFERS</b>																								
DECANTS	25	25	17	-8	0	0	0	0	8	8	3	-5	8	8	5	-3	6	6	3	-3	3	3	6	3
TRANSFER SCHEME	77	77	58	-19	3	3	4	1	24	24	22	-2	25	25	19	-6	20	20	11	-9	5	5	2	-3
MEDICAL 25 (TRANSFERS)	20	20	17	-3	0	0	0	0	8	8	3	-5	5	5	3	-2	5	5	9	4	2	2	2	0
TENANCY SEPARATION	2	2	0	-2	0	0	0	0	2	2	0	-2	0	0	0	0	0	0	0	0	0	0	0	0
MANAGEMENT TRANSFER	33	33	46	13	0	0	1	1	5	5	6	1	10	10	14	4	13	13	20	7	5	5	5	0
INTRA-ESTATE TRANSFER	25	25	6	-19	0	0	0	0	8	8	2	-6	12	12	4	-8	5	5	0	-5	0	0	0	0
£1000 UNDER OCCUPATION	50	50	58	8	0	0	4	4	45	45	50	5	5	5	4	-1	0	0	0	0	0	0	0	0
<b>SUB-TOTAL</b>	<b>232</b>	<b>232</b>	<b>202</b>	<b>-30</b>	<b>3</b>	<b>3</b>	<b>9</b>	<b>6</b>	<b>100</b>	<b>100</b>	<b>86</b>	<b>-14</b>	<b>65</b>	<b>65</b>	<b>49</b>	<b>-16</b>	<b>49</b>	<b>49</b>	<b>43</b>	<b>-6</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>TOTAL</b>	<b>1080</b>	<b>1080</b>	<b>1119</b>	<b>39</b>	<b>110</b>	<b>110</b>	<b>84</b>	<b>-26</b>	<b>441</b>	<b>441</b>	<b>456</b>	<b>15</b>	<b>324</b>	<b>324</b>	<b>372</b>	<b>48</b>	<b>160</b>	<b>160</b>	<b>156</b>	<b>-4</b>	<b>45</b>	<b>45</b>	<b>51</b>	<b>6</b>

## Appendix E – Lettings Targets 2006/07

### BRENT AND HOUSING ASSOCIATION- Projected Lettings 2006/07

	BSR	1 BED	2 BED	3 BED	4 BED+	Total
BRENT	111	301	180	68	9	669
RSL	10	202	196	105	43	556
<b>Total</b>	<b>121</b>	<b>503</b>	<b>376</b>	<b>173</b>	<b>52</b>	<b>1225</b>

	BSR	1BED	2 BED	3 BED	4 BED+	TOTAL
<b>HOUSING REGISTER (HOMELESS)</b>						
HOUSING REGISTER (HMLSS)	28	183	232	92	27	562
MEDICAL 25 (HMLESS)	1	6	6	3	2	18
<b>SUB-TOTAL</b>	<b>29</b>	<b>189</b>	<b>238</b>	<b>95</b>	<b>29</b>	<b>580</b>
<b>HOUSING REGISTER</b>						
CHILDREN LEAVING CARE	25	40	0	0	0	65
HOUSING REGISTER (OTHER)	27	57	17	4	2	107
MEDICAL 25 (REGISTER)	0	2	2	2	1	7
VOLUNTARY ORGANISATIONS	20	65	0	0	0	85
CONTRIBUTION TO MOBILITY	3	20	20	5	2	50
SOCIAL SERVICES/CHILDREN IN NEED	0	5	3	3	1	12
STONEBRIDGE HAT	0	1	2	1	0	4
ROUGH SLEEPERS INITIATIVE	4	0	0	0	0	4
PROBATION SERVICE	4	4	0	0	0	8
CHURCH END	0	2	3	5	1	11
FORMER SERVICE TENANTS	0	1	2	2	0	5
<b>SUB-TOTAL</b>	<b>83</b>	<b>197</b>	<b>49</b>	<b>22</b>	<b>7</b>	<b>358</b>
<b>TRANSFERS</b>						
DECANTS	0	9	7	6	5	27
TRANSFER SCHEME	6	29	35	22	3	95
MEDICAL 25 (TRANSFERS)	0	9	6	5	2	22
TENANCY SEPARATION	0	2	0	0	0	2
MANAGEMENT TRANSFER	1	6	19	17	6	49
INTRA-ESTATE TRANSFER	0	11	13	6	0	30
£1000 UNDER OCCUPATION	2	51	9	0	0	62
<b>SUB-TOTAL</b>	<b>9</b>	<b>117</b>	<b>89</b>	<b>56</b>	<b>16</b>	<b>287</b>
<b>TOTAL</b>	<b>121</b>	<b>503</b>	<b>376</b>	<b>173</b>	<b>52</b>	<b>1225</b>