

**To: City Executive Board
Council**

**Date: 1st April 09
20th April 09**

Item No:

Report of: Head of Service, Community Housing & Development

Title of Report: Annual Lettings Plan – Allocations Percentages

Summary and Recommendations

Purpose of report: Report to recommend new percentage targets for the allocation of social housing in 2009/10, to identify the reason for this change and the potential impacts as a result

Key decision? No

Executive lead member: Councillor Ed Turner

Report approved by:

Finance: Andy Collett

Legal: Jerney Thomas

Policy Framework: “More housing, better housing for all - reduce numbers in temporary housing by 10%”

Recommendation(s):

1. Note the performance against the Lettings Plan at Appendix 1 for 2008/09 (April'08 – January'09)
2. Recommend the proposed Lettings Plan at Appendix 2 for 2009/10 for approval by Full Council
3. Note the potential impact of the change

Summary

1. This report looks at the expected results of the Lettings Plan 2008/09
2. The report seeks to identify the issues influencing a change to the target allocation percentages and the implications of making a change
3. The report proposes that changes to the current allocation percentage targets are implemented from 1st April 2009. As part of The Council's homeless prevention agenda these seek to balance the objectives of:
 - Ensuring enough properties are allocated to the homeless list to ensure a continued to reduction of the number of households temporary homeless accommodation.
 - Increasing the number of properties allocated to families on the General Housing Register to help prevent homeless and meet housing need.
4. The report recommends reducing the percentage of:
 - Two, three and four-bedroom properties allocated to families in homeless accommodation by 5% to enable an increase in the percentage of allocations of two, three and four bed properties to families in Housing Need on the General Housing List.
 - One-bedroom non-designated properties allocated to the Homeless List by 10%, to enable a 10% increase in the percentage of allocations to the General Register Housing List.
5. Although this report does not produce more affordable housing stock, it is concerned with the effective allocation of social housing and therefore directly relates to the objective of providing more affordable housing.
6. The development of a clear Lettings Plan also links to the Council's vision of service improvement, reducing social exclusion by helping to create more sustainable communities, and improving homeless prevention measures.

Background and Context

7. The Annual Lettings Plan contains allocation percentages, which are targets, set by Council, which seek to determine the proportion of social housing that is offered to different lists within the Council's Housing Register. The current Lettings Plan targets are shown in Appendix 1 (including performance up to the 31/1/09).

8. These figures are reported quarterly to The Communities and Partnership and Scrutiny Committee with an explanation of reasons if there are differences between targets & results.

Key Issues and Objectives

9. The Council currently has approximately 400 households in temporary accommodation and has accepted a statutory homeless duty to 336 of these as of 2nd March 2009. The Corporate Plan for 2008-2011 states by March 2011 The Council will reduce the use of temporary accommodation for the homeless. The Housing Needs Team have successfully reduced the number of households in temporary accommodation by 20%, a reduction of almost 100 households since this time last year. However, The Council still spends in excess of £1,000,000 per annum (excluding staff costs) maintaining such numbers in temporary accommodation. The proportion of allocations currently made to this group, along with other initiatives, has allowed a planned reduction in the amount of temporary accommodation, and produced year on year budget savings.
10. The Government, through Communities & Local Government (CLG) is continuing to seek reductions in the number of households living in temporary accommodation. The target – that of halving the number of households in temporary accommodation by 2010 (from the level in January 2005) was successfully met in 2008 and the Housing Needs Team are continuing to further reduce the number of households in temporary accommodation.
11. The Council's current Homelessness Strategy has set challenging targets of reducing the number of homeless applicants accepted as statutorily homeless by 10% each year between 2008 to 2013. Based on current figures The Housing Needs Team are on target to achieve the target this year. By reducing applicants in homeless temporary accommodation the long term aim is to clear the 'bottle-necking' of households in temporary accommodation, and to gradually shift the allocation percentages away from the homeless list, to make re-housing, through other means, a more likely alternative. This is the reason it is proposed the allocation of two-bed, three-bed and four-bed properties to the General Housing List is increased by 5% and the allocation to the homeless list decreased correspondingly.
12. Although the number of households in temporary accommodation has

decreased, due to the high demand for Social Housing and the limited amount of properties that become available in Oxford, many households still have to spend a significant time in temporary homeless accommodation before moving to permanent accommodation. Larger families, in particular and households with specific housing requirements.

13. The length of time applicants, to whom Oxford City Council has accepted a homeless duty, spend in temporary accommodation before being offered permanent accommodation has generally decreased in recent years. A significant factor in this decrease in the time households spend in temporary accommodation has been the work the Housing Needs Team has undertaken in homeless prevention, in conjunction with other agencies. This has resulted, in a steady decrease in the number of households to whom Oxford City Council has had to accept as statutorily homeless duty. The number of applicants accepted as homeless during 2008/09 compared to 2007/08 is on target to be reduced to below 180 a reduction from 196 acceptances in 2007/08.
14. However, following the introduction of the Choice-Based Lettings (CBL) scheme in January 2008, applicants accepted as homeless now have more control over how long they will have to wait in temporary accommodation before being offered permanent accommodation.
15. Since January 2008, applicants accepted as homeless are now, within reason, able to express an interest in the type of property and the area within Oxford in which they are offered permanent accommodation, by "bidding" for properties advertised via the Choice Based Lettings Scheme.
16. Choice-Based Lettings ensures most households are only "housed" in permanent accommodation in the type of property and area within which they want to live. Resulting, it is hoped, in happier tenants, living in more sustainable communities. With the additional benefit of a reduction in void costs and repairs, because happier tenants are considered to be more likely to look after their home and less likely to want to move to another property.
17. Homeless applicants, who do not have a restriction on the type of property they can live in and/or the area within which they can live, can now affect how long they spend in temporary accommodation. Applicants can reduce the time it takes before they successfully bid on a property and are offered permanent accommodation by where possible:
 1. Considering all property types (including flats and maisonettes) and not just houses.

2. Considering properties in all/or most areas of Oxford.

18. Consequently, the time a household spends waiting in homeless temporary accommodation can now vary significantly, depending on how often an applicant bids, the type of property they require/or will consider and the areas they need to live in, or will consider moving to. However, this is to be expected where applicants are given more “choice” about their housing.
19. The Housing Needs will need to continue to work closely with support workers and other agencies to ensure that applicants understand:
1. How to access the CBL scheme and vulnerable applicants are provided with support in bidding where necessary.
 2. The potential impact on the time homeless applicants will be waiting in temporary accommodation, if they only bid for specific types of properties and/or restrict their areas.
 3. In exceptional circumstances, homeless applicants who are identified as not engaging in the CBL scheme are made aware that bids can and will be placed for them, in order to fulfil the Council’s statutory duties in offering an applicant permanent accommodation.
20. Listed below are the approximate waiting times for homeless applicants in temporary accommodation. The waiting times are based on the assumption an applicant will, and is able to, consider bidding for most property types and will consider most areas. (As stated previously the time a household spends waiting in homeless temporary accommodation can now vary significantly, depending on how often an applicant bids, the type of property they require/or will consider and the areas they need to live in, or will consider moving to).

One Bed Studio Flats/Flats	1- 2 years
Two Bed Flats/Maisonettes	1 - 2 years
Two Bed Houses	2 – 4 years
Three Bed	3 - 4 years

Four Bed

4 - 5 years

21. There remain 8 households that have been in temporary accommodation for over five years and have yet to receive a successful offer. The majority of these are waiting for four-bedroom accommodation or larger.

22. In addition to homelessness, there remains much other unmet housing need in the City. The present allocation percentages give a relatively low chance of re-housing to any family from the General Register, unless they are assessed as being in high housing need. There are presently 3663 households registered on this list (excluding statutory homeless households). Many have little housing need, although some have high priority as indicated through the banding system. For example, 19 households on the General Register have priority for being overcrowded and have been assessed as being two or more bedrooms short of their housing requirements. Around 13% of this list (478 households) receive some level of overcrowding priority for being at least one bedroom short.

23. The number of households on the General Register Waiting list has increased since last year's Lettings Plan (recorded as 3663). Significant factors influencing this increase are:
 - The introduction of a Choice-Based Lettings Scheme in January 2008 (raising the profile of Social Housing available in Oxford and the means of applying for it).
 - The current Economic Climate.
 - The shortage of Social Housing and Affordable Housing within Oxford.
 - The high demand for Social Housing and Affordable Housing (such as shared ownership properties) for within Oxford.

24. The Transfer List currently comprises of 1357 households requesting a move to alternative accommodation. To be eligible to be included on the Transfer List applicants must be existing Council tenants or tenants of a Registered Social Landlord that is participating in Oxford's Register for Affordable Housing's (ORAH). Around 22% of these (households) have over-crowding priority for being one bedroom short of their assessed requirement. There are currently 24 households that are more seriously overcrowded – being two or more bedrooms short. Mobility within the social housing stock is limited, with many tenants having little prospect

of transferring from their current home, especially if they require 3 or 4 bedroom family accommodation. Applicants applying for a transfer where they are “under-occupying” their current homes by one or more bedrooms continue to be prioritised in the Allocations scheme in order to free up more family accommodation.

25. A profile of the lists is shown below, giving an indication of the minimum size of accommodation that households require:

Minimum Bedroom Size Required	General Register	Homeless	Transfer Register	Total
Non Family				
One Bed	1155	61	70	1286
Des Elderly/ Sheltered				
One Bed	961	4	409	1374
Two Bed	10	0	52	62
Family Accommodation				
Two Bed	986	169	396	1551
Three Bed	475	88	363	926
Four+ Bed	76	14	67	157
Total	3663	336	1357	5356

Please note the figures presented are based on the minimum bedroom size a household requires. For example households shown as requiring a minimum of a two-bedroom property often have two-children and so are also eligible to request a move to a three-bedroom property. So although the Transfer List shows a large number of applicants as eligible for a two-bedroom property, many of the applicants will be families considered to be adequately “housed” requesting a move to a three-bedroom property or a move from a two-bed flat to a two-bed house.

26. It is clear that the main issue is that demand for social rented accommodation in Oxford continues to far outstrip supply. This report is primarily concerned with how this limited resource is allocated between competing interests, although information relating to housing need and the profile of these lists is being increasingly used to make informed decisions concerning the supply of housing, such as in our drive to have more larger family accommodation developed.

27. Following the introduction of Choice Based Lettings (CBL) the process of “labelling” the adverts of some properties to give preference to applicants on the Homeless, Transfer and General Register lists continues to be used to ensure that targets set out in the Annual Lettings plan are met where possible.
28. The Sub-Regional Choice-Based Lettings Scheme and new Allocations Policy are due to be introduced on 8/7/09, it is too early as yet, to predict what effect this may have on lettings percentages. However, the overall impact to lettings in Oxford should be neutral. Advert labels will continue to be used to try to meet lettings targets.

Risk/Options Considered and Evaluation of Them

29. The main issue to consider is can the allocation percentage to the **Homeless list** be reduced further? The Council is required by law to give reasonable preference to certain groups, one of which is those who are statutory homeless. The following possible negative impacts of doing so have been considered in producing the Lettings Plan for 2009/10.
 - That the wait in temporary accommodation for homeless households increases.
 - Due to the current Economic Climate homeless presentations do not fall as quickly as this reduction in re-housing and possibly increase, thus increasing the numbers of households in temporary accommodation
 - That this results in an increase in temporary accommodation costs and the failure to meet the Homelessness Strategy targets.
30. However, analysing the performance for the year so far in this area has shown that there has not been a significant detrimental impact of reducing the percentage of properties allocated to the homeless list:
 - The wait in temporary accommodation has generally decreased slightly for most property sizes, for applicants who are able to be flexible about the type of property they are willing to consider and/or the area within which they chose to live. Significant factors in the decreased waiting times has been the steady reduction of homeless acceptances and also “new build schemes” increasing the number of properties available within Oxford.

- The cost of temporary accommodation has reduced since last year.
31. Also considered was a resulting increase in allocations to the **General Register** list which, in the longer term, could result in less homeless presentations. There have, for example, continued to be cases in the last year where young pregnant women/families have been prepared to stay at the parental home longer if there was a chance of being re-housed via this route, rather than being asked to leave, presenting as homeless, and remaining in Temporary Accommodation until housed. There have also been cases where private landlords have been flexible about tenancy end dates where an offer of accommodation through this route has been imminent
 32. Around 90 two-bedroom properties will have been allocated to applicants on the General Waiting List by the end of the year and it is fair to assume that many of these households would otherwise have presented as homeless without the offer they were made
 33. Also considered was whether reducing allocations to the homeless list would facilitate an increase in allocations to the Transfer list, and would result in some additional vacancies being created (albeit more likely to be smaller units) that could be used to house more people. More allocations to this list would not only increase mobility, but could help to address issues of over-crowding for existing tenants – a problem which otherwise, is likely to worsen, both in scale and severity. The waiting lists, however, clearly indicate that there is a higher demand for Social Housing from overcrowded families on the General Register compared to existing overcrowded tenants on the Transfer List. There are currently almost 500 families on the General Housing Register living in overcrowded conditions compared to around 310 families on the Transfer list.
 34. A final group to consider is the **Move-On scheme**. This is a priority category within the General Register and comprises of single applicants that have been referred to the Council for re-housing through the Move-On Scheme. Referrals can be made from various projects – mainly the direct access hostels in the City. Approximately, 50 individuals per annum have been housed through this route over the past three years prior to the 2009/10 Lettings Plan and this has helped prevent bed blocking in the hostels. The applicants referred by the various projects are monitored closely and only accepted on to the scheme where there is evidence that they would be considered suitable as “potential tenants” and there is evidence that they are ready to

“move on”. This scheme is reviewed regularly, to ensure the “best use” of the “Move On” spaces available. Applicants accepted on the “move on” list are normally housed within a year (often in under 6 months).

35. Over the last year there has been a change in the trend of “move on” referrals. Less referrals have been received for applicants under 40 than expected and more referrals have been received for applicants aged 40 or above. The lettings figures on 31/1/09 show only 11 “move on” applicants under 40 have been “housed” compared to the annual lettings target of 35. Following meetings with the “hostels” participating in the “Move On” scheme it was confirmed that over the last year the majority of hostels had less applicants under 40 ready to move on than in previous years, this will continue to be closely monitored over the next year.
36. There is concern over rough sleeping in the City, and agencies need to ensure that the frontline hostels can continue to help new clients. There is also recognition, that the Move-On scheme is not able to provide sufficient accommodation for all clients, however, and other options, such as assisting clients access the private sector are increasingly being encouraged to help meet housing need. This has been effectively provided in part through the Home Choice Team, however, the number of one-bed private properties they are able to access is limited by the competitive private rented market in the city and Local Housing Allowance issues.
37. An option may be to make **no change** to the current Lettings Plan and to leave the allocations percentages as they are. This would essentially maintain the status quo, but would not address the growing housing needs of the General Register lists and the longer-term prevention of homeless issue.
38. One further option could be to **increase the percentage of allocations to homelessness list**. This will allow the Governments target to reduce number of households more rapidly. However, the impact on the General, Transfer and Move On lists would be significant, as outlined. In addition, there is a risk that more people will be encouraged to present as homeless if this is the main way of eventually securing social rented accommodation in the city. The impact of reducing temporary accommodation too quickly would also be, that Temporary Accommodation would be left empty and would not be able to be surrendered quickly resulting in large “void” rental costs. This would have a negative impact on budgets.

Specific Proposals

39. Appendix 2 to this report shows the proposed Lettings Plan for 2009/10.
40. The Expected Lettings figures (Council and RSL combined) are based on the lettings data for 2006/07; 2007/08 and 2008/09 (to 31st January 2009). Consideration has also been given to expected new build properties for 2009/10 compared to new build developments completed in 2008/09.
41. There are currently 46 families accommodated in temporary homeless accommodation managed by Catalyst Housing Communities that have been bought by Catalyst through a “purchase scheme”. Some or all of these properties *may* be converted to permanent accommodation subject to Catalyst seeking and receiving approval from the Homes and Communities Agency. If this happens during 2009/10 this will have a significant impact on the number of families mainly in two and three-bedroom properties housed during the year. As it is not certain this change from temporary to permanent stock will take place, and if so how many properties will be converted from temporary to permanent stock, these figures have not taken into account in the proposed Lettings Plan for 2009/10.
42. The plan details different (specific) targets for each size of family accommodation. It splits non-family accommodation into designated elderly and non-designated accommodation – again with different targets
43. The main changes to the 2008/09 Plan are as summarised below and the following proposals are recommended:
44.
 - For two-bed accommodation the allocation to the General Register List is increased from 40% to 45%. Based on current estimates of the amount of two-bedroom properties that are likely to become available in 09/10 this change will lead to around 10 more 2 bed properties being allocated to households on the General Register List and a subsequent reduction of 10 less two-bed properties to homeless applicants in temporary accommodation. It is also proposed that allocation to the transfer list remain at 15% because demand for two-beds from transfers is significantly lower than the general register (particularly low for 2-bed flats, which are the most frequently vacated property type).
 - For three-bed accommodation there is a 5% reduction in the allocation of housing to the Homeless List, from 45% to 40% and an increase of 5% to the General Register Housing List. Resulting in

45. an increase in the allocation of three-bedroom properties to the General Register List from 15% to 20%. Based on current estimates of the amount of three-bedroom properties likely to be allocated to households in 2009/10 this change will result in around 6 more three-bedroom properties being allocated to the General Register List and a subsequent reduction of 6 less three-bedroom properties to homeless applicants in temporary accommodation. Due to falling numbers of homeless applicants in temporary accommodation requiring three-bedroom accommodation this reduction is likely to have little affect on the overall waiting time for homeless applicants waiting for three-bedroom properties.
46. • For four-bedroom accommodation there is a 5% reduction in the allocation of housing to the Homeless List from 40% to 35% and an increase of 5% to the General Register Housing List. Resulting in an increase in the allocation of four-bedroom properties to the General Register List from 10% to 15%. Based on current estimates of the amount of four-bedroom properties likely to be allocated to households in 2009/10 this change will result in 2 more four-bedroom properties being allocated to the General Register List and a subsequent reduction of 2 less four-bedroom properties to homeless applicants in temporary accommodation. As stated earlier this list has the greatest number of overcrowded households and this proposed change will help house two additional families in urgent need in the Private Sector and should not impact significantly on applicants in homeless accommodation because there are less households in temporary accommodation requiring four-bedroom or larger accommodation than in previous years.
47. • For one-bedroom non-designated accommodation suitable for couples and/or singles, it is proposed that a further 10% of properties are allocated to applicants on the General Register waiting list. This would result in a 5% decrease in allocations to both the Homeless and Move-On Lists. There remains an acute shortage of non-designated properties available each year due to the high number of properties that are currently designated for people over the age of 40. If a significant proportion of these properties were de-designated, the current demand for the 18 – 40 years age group could be in part met, consequently reducing the cost and numbers of temporary accommodation units needed and allowing effective move on through hostels and easing the rough sleeping problem in the city. It would also start to make an impact on the 'hidden homeless/sofa surfing' problem faced by many people in the city
48. • For designated properties, no changes to the percentages are proposed. Based on current figures the allocations towards designated properties are currently on target.
49. • For sheltered properties, there are no targets set due to a lower demand for this type of accommodation historically. However,

following the introduction of the Sub-Regional Choice Based Lettings Scheme in July'09 it is expected there will be more choice of sheltered properties available because sheltered properties becoming vacant will be advertised across the sub-region. The Council as with the participating districts will be able to label some adverts give preference to residents of Oxford or applicants with a Local Connection to ensure local residents do not miss out.

50. It is proposed that The Communities and Partnership Scrutiny Committee continue to be provided with allocations performance against this Lettings Plan on a quarterly basis

Financial Implications

51. The impact of housing more people (especially in family units) from the general list, thus removing the disincentive to 'stay put' and not present as homeless, is continuing to contribute to a reduction in homeless acceptance rates. Resulting in a decrease in the number of applicants placed in temporary accommodation a reduction in temporary accommodation costs.
52. The current economic climate has resulted in Government initiatives to assist households struggling with their finances, including mortgage relief packages, however, despite this and the work of the Housing Needs Team it is likely that more households will be faced with homelessness in the future. Despite homeless prevention measures that are being put in place, there is a risk of an increase in the number of applicants presenting as homeless, and subsequently being accepted as homeless and placed in temporary accommodation. Should this be the case, the Lettings Targets can be reviewed during the year to respond to the new situation.

Legal Implications

53. See the confidential appendix supplied separately.

Environmental Impact

54. It is expected around 130 more units of Social Housing will be built during 2009/10 to help meet the demand for affordable housing in Oxford. At

least 10 of these properties will be replacing homes demolished as part of the Rosehill Development. The Development Team have confirmed all the new build properties will achieve the Code for Sustainable Homes Level 3 which is the Housing and Communities Agencies for grant fund projects.

Equalities Impact

- 55 The Housing Needs Team will continue to seek to identify housing applicants within BME groups and with disabilities that are in high housing need. Effective monitoring systems will ensure any shift in allocations do not indirectly discriminate against BME groups and/or applicants with disabilities. The percentage of applicants who have stated they are in a BME group in homeless temporary accommodation is currently around 28% (111 households). The percentage of applicants who have stated they are in a BME group on the General Housing Register in similar Housing Need (In priority Bands A to D) is currently around 26% (250 households). So an increase in allocations to the General Housing List should not impact on the number of properties available to applicants in BME groups. The Allocations Team will continue to monitor applicants in high housing need who are “not bidding” to ensure they receive the support necessary to use the CBL scheme. The development team will continue to seek to ensure that when new properties are built within Oxford that a proportion are suitable for applicants with disabilities. Actions identified in the Equalities Impact Assessment for Allocations and CBL will continue to be progressed in accordance with that plan.

Recommendations


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| <ol style="list-style-type: none">1. Note the performance against the Lettings Plan at Appendix 1 for 2008/09 (April'08 – January'09)2. Recommend the proposed Lettings Plan at Appendix 2 for 2009/10 for approval by Full Council3. Note the potential impact of the change |
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List of Appendices

Appendix 1 - Current Lettings Plan 2008/09 (1st April'08 to 31st January 2009)

. Appendix 2 – Proposed Lettings Plan 1st April'09 to 31st March'10.

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Background papers: None

Appendix 1: Community Housing – Allocations percentages

1st April 2008 to 31st January 2009 – Family Accommodation (1) of (2)

1st April 2008 to January 2009 – Designated Elderly/Sheltered
Accommodation (2) of (2)

**Appendix 2: Community Housing Proposed Annual Lettings Plan
1st April 2009 to 31st March 2010**

Family Accommodation (1) of (2)

Designated Elderly/Sheltered Accommodation (2) of (2)

Appendix 1: Community Housing – Allocations percentages (1) of (2)

April 2008 to January 2009 – Family & Non-Designated Accommodation

Family Accommodation							
Property Size		Homeless	Move-on	Transfer	General	TOTAL	
Two Bed	Percentage	38.3%	0.0%	23.9%	37.8%		
	Target	45%	0	15%	40%		
	Let	80	0	50	79	209	
	Expected lets	103	0	35	92	230	
Three Bed	Percentage	47.1%	0.0%	35.3%	17.6%		
	Target	45%	0	40%	15%		
	Let	48	0	36	18	102	
	Expected lets	54	0	48	18	120	
Four Bed+	Percentage	41.7%	0.0%	45.8%	12.5%		
	Target	40%	0	50%	10%		
	Let	10	0	11	3	24	
	Expected lets	8	0	10	2	20	
Non-Family (Non-Designated) Accommodation							
Property Size		Homeless	Move-on	Move-on 2	Transfer	General	TOTAL
Studio flat / One Bed	Percentage	35.1%	9.6%	3.5%	15.8%	36.0%	
	Target	50%	35%	5%	5%	5%	
	Let	40	11	4	18	41	114
	Expected lets	50	35	5	5	5	100

**Appendix 1: Community Housing – Allocations percentages
(2) of (2)**

**April 2008 to January 2009 – Designated Elderly/Sheltered
Accommodation**

Designated Elderly Accommodation						
Property Size		Homeless	Move-on	Transfer	General	TOTAL
Any Size	Percentage	20.0%		80.0%		
	<i>Target</i>	20%		80%		
	Let	24		96		120
	<i>Expected lets</i>	26		104		130
Sheltered Accommodation						
Property Size		Homeless	Move-on	Transfer	General	TOTAL
Any Size	Percentage	1.8%		98.2%		
	<i>Target</i>	<i>no target</i>		<i>no target</i>		
	Let	1		56		57
	<i>Expected lets</i>	2		48		50

**Appendix 2: Community Housing Proposed Annual Lettings
Plan 2009/10**

Family & Non-Designated Accommodation (1) of (2)

Family Accommodation					
Property Size	Expected Lets	Proposed Target % (Expected households housed)			
		Homeless	Move-on	Transfer	General
Two Bed	195	40% (78)	0	15% (29)	45% (88)
Three Bed	130	40% (52)	0	40% (52)	20% (26)
Four Bed+	29	35% (10)	0	50% (15)	15% (4)

Non-Family (Non-Designated) Accommodation						
Property Size	Expected Lets	Proposed Target % (Expected households housed)				
		Homeless	Move-on	Move-on 2	Transfer	General
One Bed	100	45% (45)	30% (30)	5% (5)	5% (5)	15% (15)

**Appendix 2: Community Housing Proposed Annual Lettings
Plan 2009/10**

Designated Elderly/Sheltered Accommodation (2) of (2)

Designated Elderly Accommodation					
Property Size	Expected Lets	Proposed Target % (Expected households housed)			
		Homeless	Move-on	Transfer	General
Any Size	130	20% (26)		80% (104)	

Sheltered Accommodation					
Property Size	Expected Lets	Proposed Target % (Expected households housed)			
		Homeless	Move-on	Transfer	General
Any Size	50	no target (2)		no target (48)	