

To: City Executive Board

Date: 4th April 2012

Report of: Head of Service, Housing and Communities

Title of Report: ANNUAL LETTINGS PLAN – ALLOCATIONS PERCENTAGES
2012/13

Summary and Recommendations

Purpose of report: To recommend the approval of the proposed percentage targets for the allocation of social housing in 2012/13.

Key decision? No

Executive lead member: Councillor Joe McManners

Policy Framework:

Corporate Plan strategic priority of “Meeting Housing Needs”

Recommendation(s):

1. Note the performance against the Lettings Plan in Appendix 1 for 2011/12 (1st April 2011 to 31st January 2012)
2. Recommend the proposed Annual Lettings Plan in Appendix 2 for 2012/13 for approval by Full Council

Appendices to report:

Appendix 1: Community Housing – Allocation Percentages & Performance April 2011 to January 2012

Appendix 2: Proposed Lettings Plan for 2012/13

Appendix 3: A *guide* of the Housing Need Priority Bands

Appendix 4: Risks reviewed

Introduction & background

1. The Annual Lettings Plan is designed to set allocation percentages, which are targets, set by the Council, to determine the proportion of social housing offered to different lists within The Council's Housing Register. The current Lettings Plan was agreed on 18/4/11 by full Council and is shown in Appendix 1 together with performance up to the 31/1/12.
2. The performance against the annual lettings plan is monitored each month by the Allocations Manager. These figures are reported quarterly to the Communities and Partnership Scrutiny Committee with an explanation of any variance from expected performance.
3. Factors taken into account in setting the targets for the Annual Lettings Plan for 2012/13 include:-

Supply:

- The number of properties that are expected to become available to let during the year (consisting of re-lets and new build properties)
- The proportion of properties expected to become available to let for single-applicants and couples, including designated elderly (55+) and sheltered accommodation
- The proportion of two-bedroom, three-bedroom and four-bedroom properties or larger that are expected to become available to let

Demand:

- The number of applicants in assessed housing need on each Housing List waiting for one-bed, two-bed, three-bed and four-bedroom properties or larger

The Council's Corporate Priority of:

- "Meeting Housing Needs"

The Council's Objective To:

- "Reduce the number of households in Oxford temporary accommodation to 130 by the end of 2011/12"

4. Although the Annual Lettings Plan does not produce more affordable housing stock it is concerned with the effective allocation of social housing. The total stock expected to become available to let during 2012/13 is estimated to be around 550 properties (see Appendix 2) around 100 properties less than in 2011/12. This total consists of the expected number of re-lets, based on past lettings performance over the last year, and the total number of new properties expected to be built during the forthcoming year. The number of properties

becoming available to let during 2012/13 will be lower than in previous years because only 87 properties (10 general needs, 55 Extra Care Sheltered and 22 shared ownership properties) are expected to be built in Oxford during the year 2012/13. Only the general needs properties consisting of 4 one-bedroom flats and 6 two-bedroom flats are included in the 550 properties becoming available in 2012/13 because only these properties will be let through the Allocations Scheme. The Extra Care sheltered properties will be let through an accommodation panel and the shared ownership properties will be let through Catalyst the zone agent for Shared Ownership.

5. There are many factors affecting the number of new properties being built in the City, including the current economic climate and the lack of space within the city boundaries. The Council is currently consulting on the Sites and Housing Development Plan regarding a number of sites in the City that have been identified as potential development opportunities for the future.
6. Based on the estimated number of properties expected to become available in 2012/13, approximately:
 - 45% of the properties will be allocated to families in housing need
 - 17% of the properties will be allocated to single applicants or couples in housing need who are under 55
 - 38% of the properties will be allocated to single applicants or couples in housing need requiring designated elderly accommodation (for applicants aged 55+) or requiring sheltered accommodation

Demand – Housing Register Waiting Lists

7. During 2011/12, over 600 households in housing need, will be re-housed by the Council through the Allocations Scheme. However, despite this success, the number of households on the Housing Register still remains high and due to the number of applicants joining the Housing Register since last year the number on the Housing Register has increased to almost 6000.

The Housing Register consists of three-separate housing lists:-

- **The Homeless List** for applicants to whom Oxford City Council has accepted a statutory homeless duty and placed in temporary accommodation who are waiting an offer of permanent accommodation
- **The Transfer List** for Council and eligible Housing Association Tenants living in Oxford applying for a move to alternative accommodation
- **The General Register List** for all other households applying for social housing in Oxford

8. The table below compares the total number of applicants on the Housing Register currently compared to the same time last year by housing list and shows the number of applicants on the Housing Register has increased. However, the number of applicants on the homeless list has decreased due to the number of homeless applicants being re-housed during 2011/12 and the homeless prevention work undertaken by the Housing Needs Team and other stakeholders.

	General Register List	Homeless List	Transfer List	Total
January 2011	3710	126	1515	5351
January 2012	4297	106	1590	5993

9. The table below shows a profile of the Housing Register by waiting list and minimum housing requirement in January 2011 and shows the number of:
- Single applicants and couples under 40 waiting for one-bedroom (non-family) accommodation
 - Single applicants and couples aged 40 years or older eligible for one-bedroom (non-family) designated elderly or sheltered accommodation
 - Families requiring a minimum of a two-bedroom, three-bedroom or four-bedroom or larger property

January 2011

Minimum Bedroom Size*	General Register List	Homeless List	Transfer List	Total
Non-Family (Singles/Couples)				
One-Bed	1242	26	89	1357
One-Bed Designated Elderly/Sheltered	1033	2	422	1457
Family Accommodation				
Two-Bed	968	76	510	1554
Three-Bed	347	19	367	733
Four+Bed	120	3	127	250
Total	3710	126	1515	5351

10. The table below shows a profile of the Housing Register by waiting list and minimum housing requirement in January 2012 and shows the number of:
- Single applicants and couples under 55 waiting for one-bedroom (non-family) accommodation
 - Single applicants and couples aged 55 years or older eligible for one-bedroom (non-family) designated elderly or sheltered accommodation

- Families requiring a minimum of a two-bedroom, three-bedroom or four-bedroom or larger property

January 2012

Minimum Bedroom Size*	General Register List	Homeless List	Transfer List	Total
Non-Family (Singles/Couples)				
One-Bed (Aged Under 55)	2059	23	227	2309
One-Bed (Aged 55+ eligible for Designated Elderly & or Sheltered Accommodation)	475	0	310	785
Family Accommodation				
Two-Bed	1185	69	515	1769
Three-Bed	426	9	403	838
Four+Bed	152	5	135	292
Total	4297	106	1590	5993

Minimum Bedroom Size*

11. The figures above 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 eligible to request a move to a three-bedroom property. So although the Transfer List shows 515 tenants as requiring a minimum of a two-bedroom property, around 150 are also eligible for a three-bedroom property and wanting to move to larger accommodation.

Demand V Housing Need

12. The demand for social housing in Oxford continues to greatly exceed the number of properties that will become available. Despite there being almost 6000 households on the Housing Register waiting lists only around 550 properties will become available to let during 2012/13. Consequently, many applicants on the housing register are unlikely to be allocated a property in the foreseeable future and are actively encouraged to consider other housing options such as securing alternative accommodation in the private sector.

13. Although the number of applicants on the Housing Register clearly demonstrates there continues to be a high demand for affordable housing in Oxford these figures cannot be looked at without considering the degree of housing need on each waiting list.

Housing Need

14. Due to the high demand for affordable Housing in Oxford and the limited amount of properties that become available it is necessary for the Council to prioritise applications for housing based on applicants housing need. The Council's Allocations Scheme uses Priority Bands, to assess applicants housing needs and to prioritise applicants for housing. There are five priority Bands, ranging from Band 1 (high housing need) down to Band 5 (low or no housing need). The table below shows a summary of the number of applicants in each priority band on each Housing List. Appendix 3 shows a guide to the housing need priority bands (full details are shown in the Allocations Scheme).

Housing Need Priority Band	The Number of Applicants In Each Band By Housing List (January 2012)		
	General Register List	Homeless List	Transfer List
Band 1	6		24
Band 2	77	106	262
Band 3	1019		456
Band 4	64		109
Band 5	3131		739
Total	4297	106	1590

Homeless List

15. Applicants to whom Oxford City Council has accepted a statutory homeless duty and placed in temporary accommodation, waiting an offer of permanent accommodation, are all considered to be in high housing need. The Council currently has 140 households in temporary accommodation (as of 31st January 2012) and has accepted a statutory homeless duty to 106 of these households.
16. The Corporate Plan states the Council will aim to "reduce the number of households in temporary accommodation to 130 by the end of 2011/12". This is a challenging target in the current economic climate, particularly with the changes to the Broad Market Rental Area used to calculate local housing allowance levels in the City and reductions in housing benefit levels that are coming into affect this year. However, despite these factors the Housing Needs Team has successfully reduced the number of households in temporary accommodation since 31/1/11 by 15 households (against national trends) and continues to work closely with households and families threatened with homelessness. By reducing the number of households in temporary accommodation the Council will be able to produce budget savings through reductions in temporary accommodation costs

Allocation Percentages to the Homeless List

17. As part of a planned reduction, the number of properties allocated to the homeless list has been gradually reduced over previous years as the numbers

of households in homeless temporary accommodation have been reduced. However, although the number of applicants on the Homeless List has decreased it is still necessary to ensure that sufficient properties are allocated to this list. The Council must ensure that the housing needs of the applicants remaining in temporary homeless accommodation are met and sufficient properties will be available for applicants who cannot be prevented from becoming homeless over 2012/13, and this is reflected in the recommendations of this report. Due to the current economic climate and challenges faced by the housing needs team in preventing homeless against the back ground of changes nationally to welfare benefits and housing benefits it is not proposed that the percentage of properties allocated to homeless applicants is reduced further during 2012/13. However, if the number of households in homeless temporary accommodation with a one-bedroom housing need continues to fall it should be possible to allocate more one-bedroom properties to single applicants or couples in housing need on the Transfer and General Register waiting lists.

The Transfer List

18. There are over almost 1600 tenants on the Transfer List applying for re-housing and although over half are in Bands 4 and 5, and are considered to be in no or low housing need and to be adequately accommodated. There are still almost 800 households in high or significant need in Band 1 to 3 high housing that would benefit from a move to more suitable accommodation.

Allocation Percentages to the Transfer List

19. There are 510 tenants on the transfer list with a minimum of a one-bedroom housing need, 227 tenants are under 55 and 310 are aged over 55. However, 80% of the tenants aged under 55 and 65% of the tenants aged 55 years or older are considered to have no or low housing need and are in Bands 4 or 5. Although there are tenants in high housing need that would benefit from a move due to health or welfare reasons or because they are seeking to downsize from accommodation which they are under-occupying, the current percentage of properties allocated to the Transfer List is considered to reflect this need. Balanced against the needs of applicants with a one-bedroom housing need on the Homeless and General Registers there are no proposed changes to the percentage of properties allocated to tenants on the Transfer List with a one-bedroom housing need.

20. There are currently plans underway to re-develop Luther Court a block owned by A2Dominion in the City Centre. The block currently consists of mainly one-bedroom flats but A2Dominion is planning to re-develop the block into a mix of one-bedroom and two-bedroom properties. The re-development of the block will mean A2Dominion will need to decant the existing tenants from the block. This has already started and A2Dominion have re-housed a number of tenants already into their own stock. However, if the plans for the re-development are agreed during 2012-13 this will require a number of tenants be awarded high priority to move via the Transfer List and more

properties to be offered to applicants with a one-bedroom need than currently planned.

21. There are around 170 households on the Transfer List considered to be in high or significant housing need (Bands 1 to 3) waiting to move to a two-bedroom property because their current accommodation no longer meets their housing requirements. The percentage of properties allocated to applicants on the Transfer List with a two-bedroom housing need was increased by 5% last year to help meet this housing need. However, due the low number of two-bedroom properties becoming available there is still much unmet on the Homeless and General Register lists for applicants waiting for two-bedroom properties. So it is not proposed the percentage of properties allocated to tenants on the Transfer List for two-bedroom properties is changed this year.
22. Overcrowding is an issue for many families on the Transfer List, particularly those waiting for larger three and four-bedroom family accommodation. There are currently over 290 families in significant or high housing need (Bands 1 to 3) waiting to move to a three-bedroom property and over and 120 families waiting for a four-bedroom property on the Transfer List. However, this level of need is already reflected in the current targets of allocating 45% of all three-bedroom properties and 50% of all four-bedroom properties to Transfer applicants. It is therefore proposed that the percentages of such properties offered to the Transfer list remain unchanged.

The General Register List

24. There are currently almost 4300 households on General Register waiting list. Although around 75% are considered to be in no or low housing need (Bands 4 and 5) currently, 25% of the households on the General Register List, around a 1000 households are considered to be in high or significant housing need (Bands 1 to 3) and require alternative accommodation.

Allocation Percentages to the General Register List

25. The General Register List currently has the highest proportion of single applicants and couples who are under fifty five and waiting for a one-bedroom (non-designated elderly) property. This includes over 440 single applicants & couples who are in significant or high housing need (Bands 1 to 3). There are also over 60 single applicants, and some couples, who are aged 55 years or older in significant or high housing need (Bands 1 to 3) on the General Register List. However, the current targets are considered to reflect the housing need on the General Register List when balanced against the needs of applicants on the Homeless and Transfer Lists so no changes are proposed.
26. The General Register List has around 352 households, in high or significant housing need (Bands 1 to 3), waiting for two-bedroom accommodation. However, the current allocation target of 50% accurately reflects the proportion of such households on the General Register when compared to the housing need across all three waiting lists, and consequently there are no proposed changes to alter these percentages in 2012/13.

27. The demand for three and four-bedroom accommodation remains high across all three housing lists. Based on the limited number of properties expected to become available during 2012/13 the current allocation percentages for such properties considered to accurately reflect the spread of need across the three lists, and there are no proposed changes to the existing targets.

Sub-Regional Allocations

28. Since July 2009, The Council, in partnership with The Vale of the White Horse, Cherwell and South Oxfordshire District Councils, has participated in a Sub-Regional Allocations Scheme called Oxfordshire Home Choice. The aim of the partnership is to give households in housing need more choice about where they can live within the Sub-Region. Through Choice-Based Lettings, applicants in each District can bid for some properties advertised as available from outside of their own District.

29. Each participating Council, uses the same priority bands to assess applicants' housing needs, to ensure that applicants in similar circumstances will have their housing needs assessed in a consistent way, irrespective of which Council's Housing List an applicant is registered on.

30. The sub-regional partners have previously agreed to advertise a proportion of available properties through the scheme each year, and it is proposed that this proportion remains unchanged in 2012/13 (see appendices 1 & 2). The number of households being housed by each District through sub-regional moves is reviewed regularly, and where necessary, the number of properties advertised sub-regionally can be reduced to ensure that a balance is kept between the number of households moving into Oxford compared with the number being housed elsewhere in the Sub-Region. The current agreement expires in July 2012. All four Council's in the sub-regional partnership will review whether to continue the scheme by this date. Due to the low number of applicants who have moved sub-regionally an option the Council may need to consider is whether to withdraw or partially withdraw from the sub-regional allocations scheme and only use the scheme for high needs such as place of safety cases who need assistance in moving out the area they are currently living in to elsewhere in the sub-region.

Level of risk

31. The risks identified in Appendix 4 will be recorded in the risk register and monitored closely throughout the year.

Climate change/ environmental impact

32. It is expected around 87 new units of affordable housing will be built during 2012/13 (only 10 will be social housing) to help meet the demand for affordable housing in Oxford. The Development Team has confirmed all the

new build properties will achieve the standard of housing required by the Housing and Communities Agency and some Registered Providers will achieve a higher level than required (Sustainable Homes Level 4).

Equalities impact

33. 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. Currently, around 23% of the households on the Housing Register state they are in a BME group, although 19% of the General Register list have not stated their ethnicity, based on those that have stated their ethnicity the number of households in BME groups is similarly reflected across all three housing lists.
34. 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 Choice-Based Lettings (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.

Financial implications

35. The current targets for allocations to the Transfer List will ensure that there continues to be social housing becoming available to re-let each year and seeks to make the best use of available stock. Although there will be associated costs with turning around void properties, as tenants move to more suitable accommodation and vacate their current accommodation, these will be offset by the properties becoming available and costs of private sector alternatives being reduced. Any properties that are re-let will be let at target rent levels and this will maximise the revenue into the Housing Revenue account and benefit all tenants.
36. The cost to the Council of homeless temporary accommodation will be reduced by continuing to allocate a large proportion of properties to the General Register List, including allocations to households who might otherwise have become homeless and been placed in homeless temporary accommodation provided by the Council. However, despite homeless prevention measures that are being put in place the likelihood of an increase in the number of applicants presenting as homeless, and subsequently being accepted as homeless and placed in temporary accommodation, cannot be totally discounted resulting in increased costs. Should this be the case, the Lettings Targets can be reviewed during the year to respond to the new situation.

Legal implications

37. Whilst a Council can decide its own allocations policy it must give ‘reasonable preference’ to certain groups such as homeless people, people in temporary or insecure accommodation, people in overcrowded or unsanitary conditions,

and those with medical/welfare needs). (See Housing Act 1996 S.167). How it meets these 'reasonable preferences' and the mechanics of the scheme are up to each Council.

38. Allocations can only be made in accordance with the published policy. The annual lettings plan forms part of Oxford City Council's overall allocations scheme. The Allocations Scheme will be reviewed during 2012/13 to take into account the new changes in legislation introduced by the Localism Act and the new code of Allocations code of guidance currently being drafted by the Government.

Name and contact details of author:

Tom Porter

Allocations Manager

Housing & Communities

Tel: 01865 252713 Email: tporter@oxford.gov.uk

Background papers:

None

Version number:

4th

**Appendix 1: Community Housing – Allocation Percentages & Performance (1)
of (2)**

1st April 2011 to 31st January 2012

Family and Non-Designated Accommodation

Family Accommodation							
Property Size		Homeless		Transfer	General	TOTAL	
Two Bed	Percentage	40.6%	0.0%	15.0%	44.4%		
	Target	30%	0	20%	50%		
	Let	54	0	20	59	133	
	Expected lets	57	0	38	95	190	
Three Bed	Percentage	35.0%	0.0%	42.5%	22.5%		
	Target	30%	0	45%	25%		
	Let	28	0	34	18	80	
	Expected lets	28	0	42	24	94	
Four Bed+	Percentage	0.0%	0.0%	72.7%	27.3%		
	Target	30%	0	50%	20%		
	Let	0	0	8	3	11	
	Expected lets	3	0	5	2	10	
Non-Family (Non-Designated) Accommodation							
Property Size		Homeless	Move-on 1	Move-on 2	Transfer	General	TOTAL
Studio flat / One Bed	Percentage	15.6%	22.1%	9.1%	22.1%	31.2%	
	Target	25%	30%	10%	10%	25%	
	Let	12	17	7	17	24	77
	Expected lets	27	32	11	11	27	108

Appendix 1: Community Housing – Allocation Percentages & Performance (2) or (2)

Designated Elderly and Sheltered Accommodation;

Designated Elderly Accommodation (55+)								
Property Size		Homeless	Move-on 1	Move-on 2	Transfer	General	TOTAL	
Any Size	Percentage	4.6%	3.7%	0.0%	91.7%			
	Target	5%	15%	0%	80%			
	Let	5	4	0	99		108	
	Expected lets	6	18	0	96		120	
Sheltered Accommodation								
Property Size		Homeless	Move-on	Transfer	General	TOTAL		
Any Size	Percentage	3.4%		96.6%				
	Target	no target		no target				
	Let	2		56			58	
	Expected lets	0		60			60	
Total allocations:		532	+17 CBL sub-regional* = 549					
Expected allocations:		603	at year end					

Summary of the Target for Properties Advertised Sub-Regionally* through Oxfordshire Homechoice:

- Up to 10% of all general needs housing vacancies
- Up to 100% of sheltered vacancies
- Most properties adapted for disabled people (Including up to 100% of all properties with adaptations to mobility 3 or 4 levels)

Appendix 2: Proposed Lettings Plan for 2012/13 (1) of (2)

Family Accommodation						
Property Size	Expected Lets	Proposed Target % (Expected households housed)				
		Homeless	Move-on	Transfer	General	
Two Bed	160	30% (48)	0	20% (32)	50% (80)	
Three Bed	78	30% (23)	0	45% (35)	25% (20)	
Four Bed+	9	30% (3)	0	50% (4)	20% (2)	
Non-Family (Non-Designated) Accommodation						
Property Size	Expected Lets	Proposed Target % (Expected households housed)				
		Homeless	Move-on	Move-on 2	Transfer	General
One Bed	95	25% (23)	30% (29)	10% (10)	10% (10)	25% (23)

Appendix 2: Proposed Lettings Plan for 2012/13 (2) of (2)

Designated Elderly Accommodation & Bungalows					
Property Size	Expected Lets	Proposed Target % (Expected households housed)			
		Homeless	Move-on	Transfer	General
Any Size	115	5% (6)	15% (17)	80% (92)	
Sheltered Accommodation					
Property Size	Expected Lets	Proposed Target % (Expected households housed)			
		Homeless	Move-on	Transfer	General
Any Size	90	0%		100% (90)	

Summary Target for Properties Advertised Sub-Regionally through Oxfordshire Home Choice:

- Up to 10% of all general needs housing vacancies
- Up to 100% of sheltered vacancies
- Most properties adapted for disabled people (Including up to 100% of all properties with adaptations to mobility 3 or 4 levels)

Appendix 3: A guide of the Housing Need Priority Bands

BAND 1

- 1.1 Exceptional circumstances, where there is an immediate risk to health and safety, complex needs, 'place of safety' cases or other emergency needs
- 1.2 Council or housing association tenants in the sub-region under-occupying by two or more bedrooms
- 1.3 Decants and other housing management moves
- 1.4 Successor tenants who need to move to a more suitable property
- 1.5 A Prohibition/demolition notice has been issued by the Environmental Health department
- 1.6 Households where the level of overcrowding exceeds the statutory limit

BAND 2

- 2.1 Urgent social or welfare needs
- 2.2 Urgent health or disability needs
- 2.3 Council or housing association tenants in the sub-region under-occupying by one bedroom
- 2.4 Applicants who have been assessed as ready to move on from supported accommodation
- 2.5 Applicants found to be homeless, in a priority need group and a duty to offer housing has been accepted
- 2.6 Families assessed as being 2 or more bedrooms short of their needs
- 2.7 Any applicant with two or more compoundable categories in Band 3

BAND 3

- 3.1 Significant social or welfare needs
- 3.2 Significant health or disability needs
- 3.3 Applicants living in unsatisfactory housing: Level 1
- 3.4 Families assessed as being one bedroom short of their needs
- 3.5 Insecure tied accommodation
- 3.6 Insecure private rented accommodation
- 3.7 Homeless and not in a priority group*
- 3.8 Any applicant who qualifies for at least two categories in Band 4

BAND 4

- 4.1 Moderate social or welfare needs
- 4.2 Moderate health or disability needs
- 4.3 Applicants living in unsatisfactory housing: Level 2

BAND 5

- 5.1 Applicants who are adequately housed
- 5.2 Applicants who have sufficient income or other financial resources
- 5.3 Nil priority (Applicants who are the subject of sanctions because of their behaviour)

**This category is not compoundable*

(The details listed above are only intended as a guide – full details are shown in the Allocations Scheme).

Appendix 4:

Risk ID	Risk						Corporate Objective	Gross Risk		Residual Risk		Current Risk		Owner
Category-000-Service Area Code	Risk Title	Opportunity/Threat	Risk Description	Risk Cause	Consequence	Date raised	1 to 6	I	P	I	P	I	P	
CEB-001-HC	A shortfall in new affordable housing	T	Less affordable housing being built during 2012/13 than expected.	Housing Developments not being completed on time during 2012/13	Less properties becoming available to let during 2012/13 than expected	28/2/2012	Meeting Housing Needs	2	1	1	1	2	1	The Affordable Housing Team

231

Risk ID	Risk						Corporate Objective	Gross Risk		Residual Risk		Current Risk		Owner
Category-000-Service Area Code	Risk Title	Opportunity/Threat	Risk Description	Risk Cause	Consequence	Date raised	1 to 6	I	P	I	P	I	P	
CEB-002-HCD	Homeless acceptances are higher than expected	T	The Council accepts a homeless duty to more homeless households than expected during 2012/13	A continued decline in the economic climate	(1) Temporary accommodation costs are higher than expected for 2012/13 (2) Impacting on the likelihood of meeting 2013 Corporate temporary accommodation target	28/2/2012	Meeting Housing Needs	2	3	2	2	2	3	The Affordable Housing Team