

Stock and number of lettings

The **C**ontinuous **R**ecording System (CORE) records information on the characteristics of housing association and local authority new social housing tenants and the homes they rent and buy. In 2008/9, CORE recorded a total of 143,094 HA and 82,732 LA General Needs Lettings. A number of letting types do not require CORE returns and are therefore not covered by this report. Lettings in General Needs units are either assured or starter tenancies; assured shortholds are not recorded. See CORE website for more information: <http://core.tenantservicesauthority.org>.

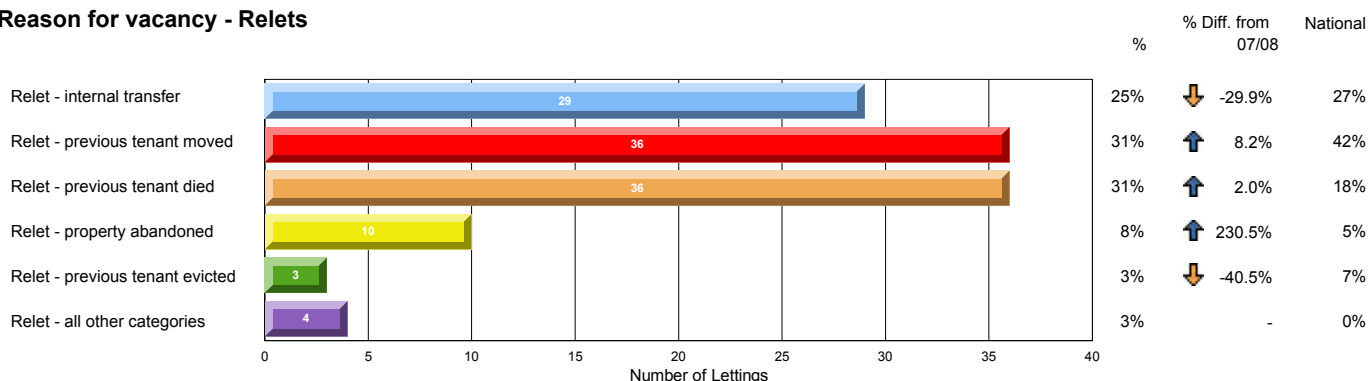
Total General Needs & Supported Housing Stock (based on 2008 HSSA stock data)

		% Turnover
Total stock	2,878	4%

Overall Lettings

	No. of Lets	%	% Diff. from 07/08
New lets	0	0%	-
Relets	118	100%	0.0%
Total lets	118		↑ 0.9%

Reason for vacancy - Relets



Tenants let General Needs Accommodation in 2008/9

Household income and rent charges

(Average weekly amounts)	Average	% Diff. from 07/08	National
Income	£219	↓ -13.6%	£181
Basic rent	£72	↑ 5.7%	£59
Charges (service, personal & support)	£6	↑ 15.3%	£7
Total rent and charges	£72	↑ 5.5%	£62

Affordability

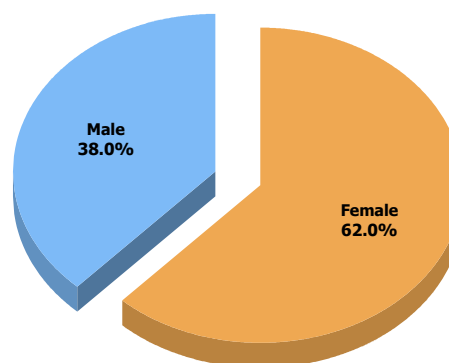
	%	% Diff. from 07/08	National
Net affordability	9%	↓ -43.8%	16%

Net affordability measures the % of working households paying more than 25% of net income on rent. It is defined as (weekly rent - housing benefit)/net income where weekly rent includes service charge.

Is tenant new to social housing?

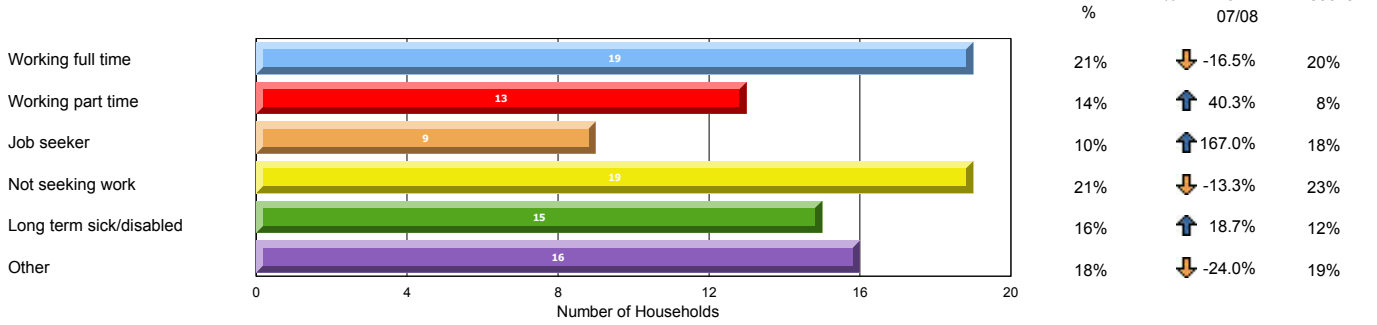
	No. of households	%	% Diff. from 07/08	National
Existing social housing tenant	47	40%	↓ -8.6%	33%
New to social housing sector	71	60%	↑ 6.7%	67%

Head of household

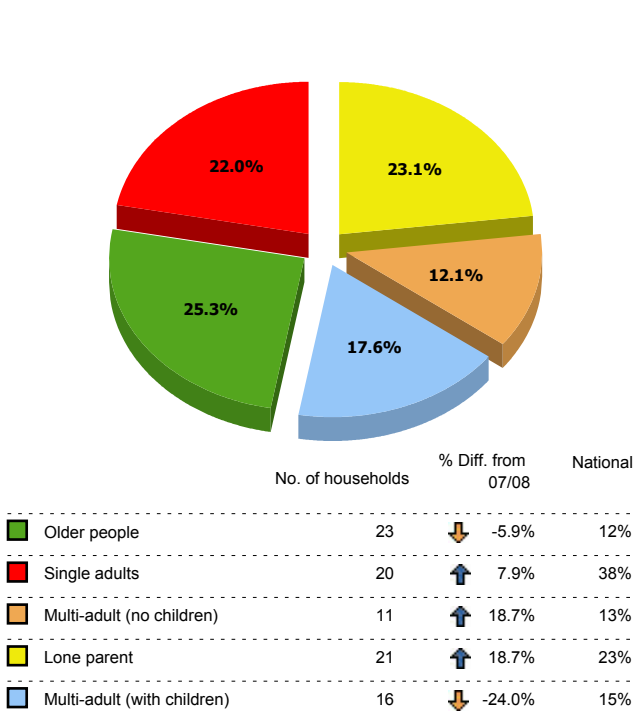


	No. of households	%	% Diff. from 07/08	National
Average age	44 Yrs	91	↑ 2.0%	38
Male	35	38%	↑ 2.7%	44%
Female	57	62%	↓ -1.6%	56%

Economic status - household head



Household type



Ethnic group - household head

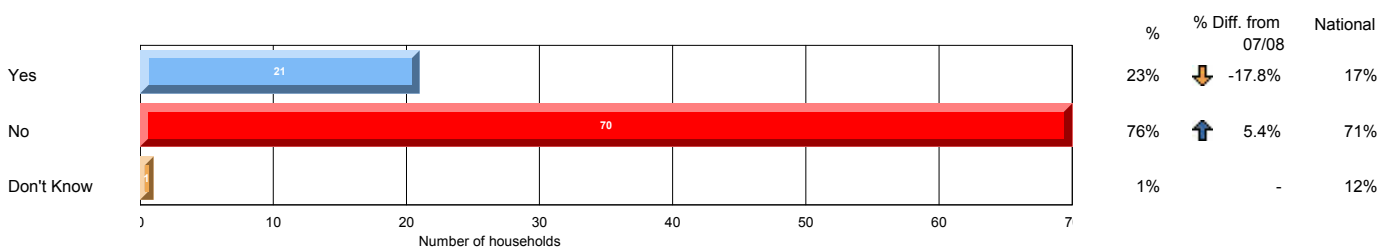
Ethnic group	Count	%	% Diff. from 07/08	National
White British	85	92%	-5.9%	78%
White Irish & White Other	2	2%	-	4%
Mixed	2	2%	134.8%	3%
Asian or Asian British	2	2%	134.8%	4%
Black or Black British	0	0%	-	7%
Chinese or other ethnic group	0	0%	-	2%
Refused	1	1%	-	2%
Total BME	4	4%	-	16%

CORE records the ethnic group of the head of household. The categories used in CORE are the same as the 2001 Census. BME is defined as every category except White: British, White: Irish and White: Other.

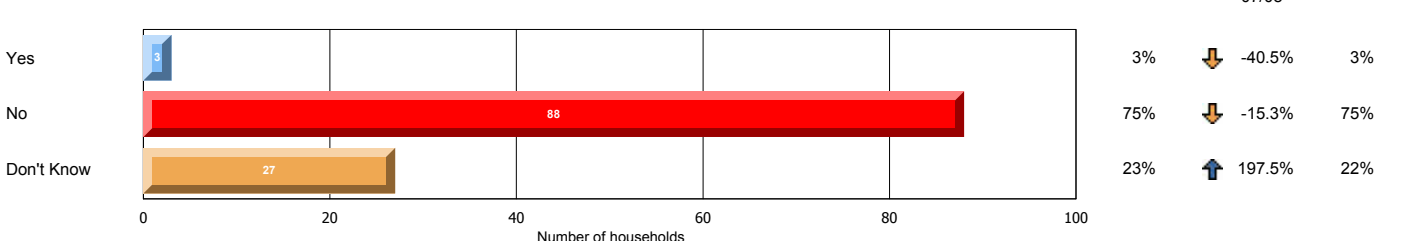
Eligible for housing benefit

Eligibility	No. of households	%	% Diff. from 07/08	National
Yes	54	59%	86.4%	54%

Any household member with disability



Wheelchair user in household



Properties let in 2008/9

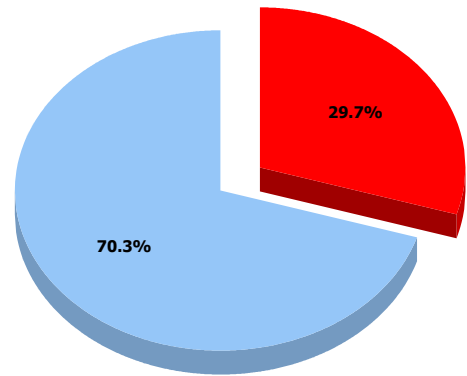
BVPI 212 - Average no. of days properties were vacant

	Average	Count of lets	% Diff. from 07/08	National
Relets	48 days	118	↑ 26.9%	43 days

BVPI 212

The purpose of this performance indicator is to monitor general needs average re-let times. The void period is calculated from when the tenancy was terminated, or from the date that any major works were completed, up to and including the tenancy start date.

Type of property let



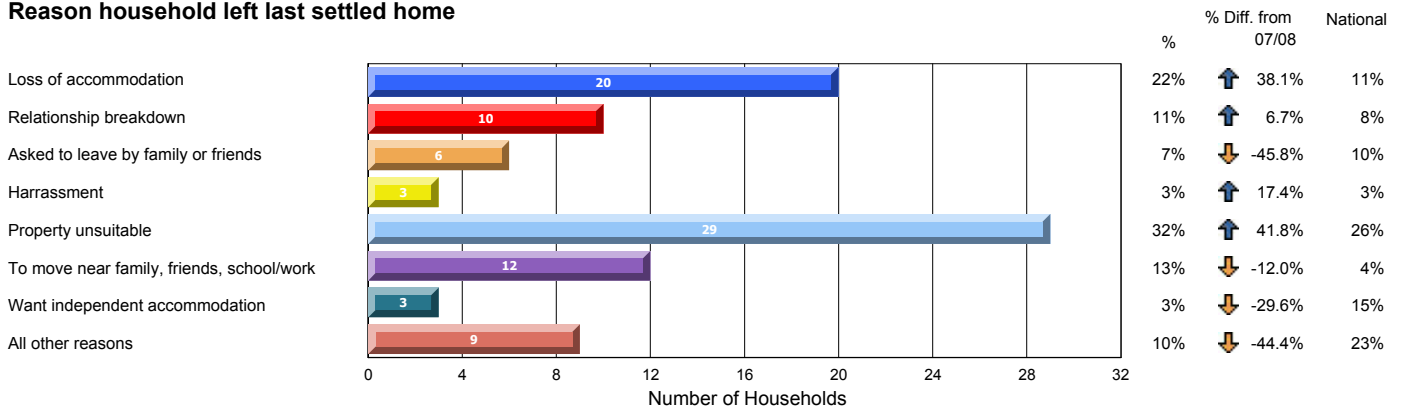
	No. of lettings	% Diff. from 07/08	National
Flat / maisonette	35	↑ 33.5%	55%
House / bungalow	83	↓ -8.6%	42%
Other (incl. bedsit & all shared accommodation)	0	-	3%

Properties requiring major repairs

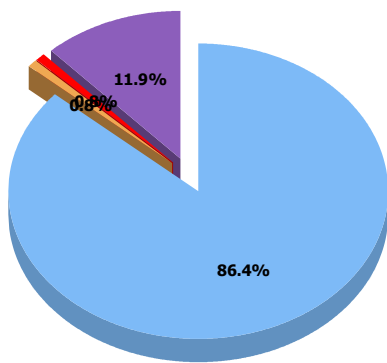
	No. of properties	%	% Diff. from 07/08	National
Yes	4	3%	↓ -43.3%	12%

Tenants' housing history

Reason household left last settled home

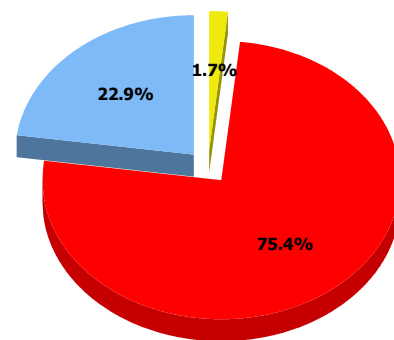


Homelessness (prior to letting)



	No. of households	%	% Diff. from 07/08	National
Not homeless	102	86.4%	↓ -6.3%	78%
Stat. homeless (owed main duty)	14	11.9%	↑ 52.9%	18%
Stat. homeless (not owed main duty)	1	0.8%	-	1%
Other homeless	1	0.8%	-	3%

Source of referral



	No. of households	%	% Diff. from 07/08	National
Internal transfer	27	22.9%	↓ -10.8%	16%
Direct applicant	89	75.4%	↑ 7.6%	75%
Nominated by LA	0	0%	-	-
All other categories	2	1.7%	↓ -60.3%	8%

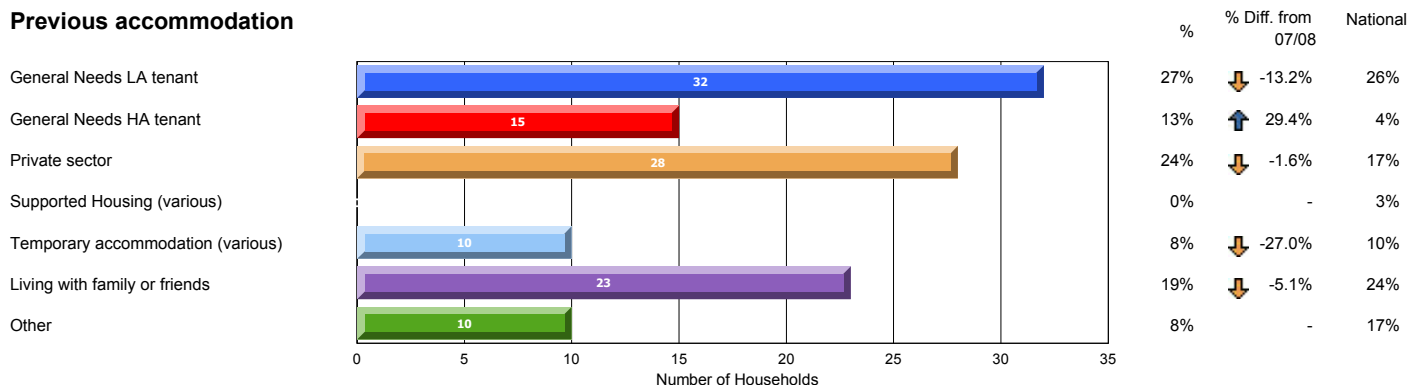
Location of previous accommodation

	No. of households	%	% Diff. from 07/08	National
Same LA	103	87%	↑ 4.2%	96%
Another LA in same region	9	8%	↑ 11.5%	3%
Outside region	6	5%	↓ -45.9%	1%

Allocations Systems

	No. of households	%	% Diff. from 07/08	National
Choice-based Lettings	118	100%	↑ 277.4%	65%
Common Housing Register	0	0%	-	24%
Common Allocations Policy	0	0%	-	16%

Previous accommodation



Technical notes

CORE Strategic Summary reports provide headline information for all housing associations and local authorities participating in CORE. They complement the existing suite of detailed annual reports which can be viewed online at the CORE website. The reports will help you benchmark your performance and will be of interest to a range of staff in your organisation including staff who provide the data, performance managers and chief executives. We hope you find these reports useful and informative.

Participation and question response rates

- Registered Social Landlords (RSLs) with more than 250 units are required to complete CORE logs fully and accurately. Social landlords that are not registered with the Housing Corporation or those that have a stock of less than 250 units are invited to complete CORE logs. Local Authorities joined CORE in 2004 and over 90% of authorities are now participating.
- The total number of cases shown for different tables in the strategic summary reports may differ. This is because there may be incomplete returns for some questions. This reflects the way in which information is collected; tenants may refuse to provide household and personal information. Hence not all questions on the CORE log are mandatory.
- Response options for each table are mutually exclusive i.e. within the household type breakdown, single elderly people are only counted within 'Older households'; they are not included within any other band.
- Due to space limitations, some of the tables on the Strategic Summary reports use grouped responses e.g. eight categories are listed for 'Reason household left last settled home' rather than the 20 options recorded on the log. Full breakdowns for each log question are available on the main annual report.

Benchmarking statistics

- National averages are calculated using the full annual dataset for each log type and are split into HA and LA sectors. For example, the national averages shown on an HA General Needs Strategic Summary are based on all General Needs lettings recorded in the HA sector.
- The percentage differences shown in this report all represent the percentage change year on year, and not a difference in percentage points. For example, if the percentage response to a category was 50% in 2007/8 and rose to 60% in 2008/9, the percentage year on year change is 20%.

Location of previous accommodation

- Regional groups for the previous accommodation categories are based on the nine Government Office regions.