



Fair and flexible

**Draft statutory guidance on social housing allocations for
local authorities in England**

Impact Assessment



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local authorities in England**

Impact Assessment

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Summary: Intervention & Options

Department /Agency: Communities and Local Government	Title: Fair and flexible Draft statutory guidance on social housing allocations for local authorities in England Impact Assessment	
Stage: Consultation	Version: FINAL	Date: 30 July 2009
Related Publications: Fair and Flexible: Consultation on draft statutory guidance on social housing allocations for local authorities in England		

Available to view or download at:

<http://www.communities.gov.uk/publications/housing/allocationguideconsultation>

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What is the problem under consideration? Why is government intervention necessary?

Many people know nothing or only a little about the way social housing is allocated, and many perceive the system as being unfair. Local authorities need flexibility to design allocation policies which best meet different local needs and circumstances. Intervention is necessary to improve awareness of allocation schemes, tackle misconceptions about fairness and ensure local authorities make full use of available flexibilities within the legislative framework.

What are the policy objectives and the intended effects?

There are two main policy objectives and intended effects. Firstly, to increase involvement of local people in discussions about allocations policies, so as to increase awareness and understanding of allocations and to tackle misconceptions. Secondly, to increase local authorities' use of flexibilities so that their allocations policies best meet local needs and circumstances.

What policy options have been considered? Please justify any preferred option.

Issuing new statutory guidance is the Government's preferred option because it offers the most effective way of achieving the Government's policy objectives, whilst protecting the core principle that overall priority for social housing should go to those in greatest housing need. Other options were considered including 'leave the guidance unrevised'. Given the Ahmad judgement and its potential impact on allocation schemes, revision of guidance is felt necessary. Other alternative options are covered in the evidence base.

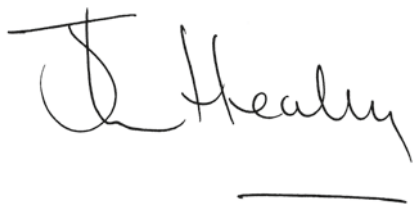
When will the policy be reviewed to establish the actual costs and benefits and the achievement of the desired effects?

Government will monitor local authorities' responses to new guidance, undertake further surveys on attitudes to allocations and changes to the characteristics of people entering social housing.

Ministerial Sign-off For consultation stage Impact Assessments:

I have read the Impact Assessment and I am satisfied that, given the available evidence, it represents a reasonable view of the likely costs, benefits and impact of the leading options.

Signed by the responsible Minister:

A handwritten signature in black ink, appearing to read 'J. Healy', is written over a horizontal line. The signature is cursive and includes a large initial 'J'.

Date: 30 July 2009

Summary: Analysis & Evidence

Policy Option: 1	Description: Issue new statutory guidance to local authorities on social housing allocation policies under s.169 of the Housing Act 1996
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COSTS	ANNUAL COSTS		Description and scale of key monetised costs by 'main affected groups' Local authorities are under existing statutory requirements to have regard to guidance issued under the Housing Act 1996. Additional funded will be provided to cover LAs' familiarisation costs.
	One-off (Transition)	Yrs	
	£330k–£490k	1	
	Average Annual Cost (excluding one-off)		
	£0		
Total Cost (PV)			£0
Other key non-monetised costs by 'main affected groups'. It is not possible at this stage to accurately assess nationally what the overall non-financial costs and benefits of the new guidance will be, as this will depend on how local authorities respond to it. We are therefore seeking views from local authorities as part of this consultation.			

BENEFITS	ANNUAL BENEFITS		Description and scale of key monetised benefits by 'main affected groups'
	One-off	Yrs	
	£0		
	Average Annual Benefit (excluding one-off)		
	£0		
Total Benefit (PV)			£0
Other key non-monetised benefits by 'main affected groups'. Increased public awareness and understanding of allocations. Challenge misconceptions of unfairness. Create allocations policies which better reflect local needs and circumstances.			

Key Assumptions/Sensitivities/Risks It is not possible at this stage to assess nationally what the overall non-financial costs and benefits of the new guidance will be, as this will depend on how local authorities respond to it. We are therefore seeking views from local authorities as part of this consultation.

Price Base Year 2009	Time Period Years 1	Net Benefit Range (NPV) £0	NET BENEFIT (NPV Best estimate) £0
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What is the geographic coverage of the policy/option?		England		
On what date will the policy be implemented?		N/A		
Which organisation(s) will enforce the policy?		LAs		
What is the total annual cost of enforcement for these organisations?		£ N/A		
Does enforcement comply with Hampton principles?		Yes		
Will implementation go beyond minimum EU requirements?		No		
What is the value of the proposed offsetting measure per year?		£ N/A		
What is the value of changes in greenhouse gas emissions?		£ N/A		
Will the proposal have a significant impact on competition?		No		
Annual cost (£-£) per organisation (excluding one-off)	Micro	Small	Medium	Large
Are any of these organisations exempt?	Yes/No	Yes/No	N/A	N/A
Impact on Admin Burdens Baseline (2005 Prices) (Increase – Decrease)				
Increase of £	Decrease of £	Net Impact £		
Key:	Annual costs and benefits: Constant Prices		(Net) Present Value	

Evidence Base (for summary sheets)

Problem under consideration/why is Government intervention necessary?

1. One of the commitments in the policy document 'Building Britain's Future' (<http://www.hmg.gov.uk/buildingbritainsfuture.aspx>) was to address the issue of allocation of social housing and how to make it fairer and more transparent. All Local Authorities have a statutory responsibility under the Housing Act 1996 to have an allocation scheme to determine priorities and set out procedure for allocating social housing.
2. Many people think that the way social housing is allocated is unfair. *The Public Affairs Monitor Omnibus survey of public attitudes to social housing*, conducted by Ipsos/MORI in July and August 2008 (<http://www.communities.gov.uk/housing/housingmanagementcare/housingallocation/>) on behalf of the department, found that in answer to the question "the way social housing is allocated to people is generally fair?"
 - 32% disagreed,
 - 23% neither agreed nor disagreed.
 - 22% agreed
3. The same survey also asked what people's understanding was of the allocation system. In response to the question "How much, if anything, do you feel you know about how council and housing association homes are allocated to people?"
 - 41% knew nothing
 - 48% knew a little
 - 8% knew a lot
4. Research from the Equalities and Human Rights Commission (EHRC) (http://www.equalityhumanrights.com/uploaded_files/ehrc_report_-_social_housing_allocation_and_immigrant_communities.pdf) on social housing allocations and immigrant communities found no evidence to support the perception that new migrants are getting priority over UK born residents. In addition persons subject to immigration control will not be eligible for social housing and European Economic Area nationals' eligibility is also restricted to those with a right of residence. Despite this, focus group discussions held as part of the EHRC research showed that public perceptions remain that new migrants do get priority over UK-born residents.

5. The Government believes it is right that social housing should continue to provide a safety net for those whose needs are not met by the private market and that overall priority for social housing should go to those in greatest housing need. The priority groups who should be allocated social housing are defined by the current statutory reasonable preference categories. These are set out in the Housing Act 1996 and were rationalised in the Homelessness Act 2002 and further refined by the Housing Act 2004, to ensure that they are based on housing need. The Government believes these categories provide suitable protection for people in housing need and proposes to retain them.
6. However, local authorities also need flexibility to design allocation policies which best meet different local needs and circumstances. Many authorities are already making use of flexibilities such as local lettings policies, local connection and local preferences to do so. Others have been more cautious about what the law enables them to do. The recent House of Lords judgment in the case of R (on application of Ahmad) v. Newham L.B.C ("Ahmad") (<http://www.publications.parliament.uk/pa/ld200809/ldjudgmt/jd090304/newh-1.htm>) has significant implications here. The House of Lords found that:
 - There is no requirement for housing authorities to frame their allocation scheme to provide for cumulative preference, i.e. affording greater priority to applicants who fall into more than one reasonable preference category.
 - An allocation scheme which allows for priority to be determined between applicants in the reasonable preference categories on the basis of waiting time (alone) is not unlawful or irrational.
 - An allocation scheme is not unlawful if it allows for a small percentage of lets to be allocated to existing social housing tenants who wish to transfer and who do not fall within any of the reasonable preference categories.
 - Where a housing authority's allocation scheme complies with the requirements of section 167 and any other statutory requirements, the courts should be very slow to interfere on the ground that it is irrational.
7. There is therefore a need for the Government to revise the statutory guidance to reflect this ruling, and to encourage those authorities which have been cautious so far in their use of flexibilities to make greater use of them, where this enables them to better meet local needs and circumstances.

Policy objectives and intended effects

8. The first main policy objective is to increase involvement of local people in discussions about allocations policies, so as to increase awareness and understanding of allocations and to tackle misconceptions. The second is to increase local authorities' use of flexibilities so that their allocations policies best meet local needs and circumstances.

9. Examples of the flexibilities local authorities might make use of include:
 - The adoption of local priorities alongside the statutory reasonable preference categories;
 - The use of particular factors as a means of prioritising applicants with RP, including waiting time and local connection; and
 - The operation of local lettings policies.
10. In addition, Ahmad (see para.6), amongst other things, removes the requirement for local authorities to provide for cumulative preference to be taken into account in prioritising applicants.

What policy options have been considered?

11. Four options have been considered by Ministers and are all based around how best to make the allocations system fairer and more transparent.
 - **Option 1** – do nothing.
12. This option wasn't preferred as it was not considered to achieve the Government's objectives of;
 - increasing awareness and understanding of allocations and tackling misconceptions;
 - increasing use of flexibilities by local authorities so that their allocations policies best meet local needs and circumstances.
13. The Government's preferred option was:
 - **Option 2** – issue new statutory guidance to local authorities on social housing allocations under s.169 of the Housing Act 1996, setting out the importance of engaging and communicating with local people and encouraging the use of flexibilities especially in the light of Ahmad.
14. This is the Government's preferred option because it offers the most effective way of achieving the Government's policy objectives, whilst protecting the core principle that overall priority for social housing should go to those in greatest housing need (those to be given Reasonable Preference in s.167 of the Housing Act 1996). It is the role of central Government to set out in legislation the boundaries within which local authorities should operate and make clear through statutory guidance the outcomes which it believes local policies should seek to achieve.

15. The alternative options considered were;
- **Option 3** – amend the Reasonable Preference categories, for example by adding further categories (e.g. to cover households in low-paid employment, with a local connection or with the necessary skills for the local economy), or by reducing the number of categories (e.g. to a single category to capture households in chronic need).
16. This Government did not prefer this option as the current Reasonable Preference categories are considered to correctly reflect the Government’s view that overall priority for social housing should go to those in greatest housing need.
- **Option 4** – replace the current system of centrally-prescribed RP categories with a more strategic framework, allowing local authorities more flexibility to set their own priorities, within a broad duty to address housing need and strengthened accountability.
17. This Government did not prefer this option as, in the Government’s view, it would shift the balance between the purpose of the RP categories expressing the core principle that overall priority for social housing should go towards those in greatest housing need, and the need for local flexibilities and freedoms, too far towards the latter. The existing legislative framework, with RP categories and suitable flexibilities, as set out in revised statutory guidance, is considered to strike a more suitable balance.

Will the policy be reviewed to establish the actual costs and benefits and achievement of desired effects?

18. The Government’s intention is to publish new statutory guidance in autumn 2009, subject to the response to the consultation. The Audit Commission will assess local authorities’ response to the new guidance through their agreed programmes of monitoring and inspection, and this will be reflected in the Comprehensive Area Assessment.
19. In addition, CLG will commission further survey work on public understanding and attitudes to allocations and will monitor whether there are changes to the characteristics of people entering social housing.

Costs and Benefits

One-off transitional costs

20. The Government will be looking to local authorities to review their allocations policies in light of the new statutory guidance, and to make any changes necessary to bring their policies in line with the guidance as soon as possible. Local authorities are under existing statutory requirements under section 169 of the Housing Act 1996 to have

regard to such guidance in exercising their functions under Part 6 of the Act and under s.168 to communicate any changes made to their allocations policy. As such, review of allocations policies in light of new guidance forms part of local authorities' existing functions and in the Government's view does not represent a new burden.

21. However it is clear that LAs will need to familiarise themselves with the new guidance, in order to then act on it. The following figures are purely estimates at this stage, and we will be seeking views on whether this is reasonable through the consultation process.
22. The Government therefore intends to provide some additional funding to reflect this. We have estimated the total cost of this across the 326 LAs to be between £330k and £490k (or £1k – £1.5k per authority). This has been based on the estimates of staffing costs per hour in the 2006 *Administrative Burdens Measurement Exercise* undertaken by Price Waterhouse Coopers on behalf of Cabinet Office and the Better Regulation Executive (http://www.scmtraining.berr.gov.uk/course/resources/pwc_technical_summary.pdf) and would, for example, include the input of a lawyer and a senior manager.

Extra administrative costs to LAs

23. There will be no on-going additional costs as all Local Authorities already operate an allocations policy.

Wider costs and benefits

24. The new guidance encourages local authorities to involve and engage with their communities about allocations policies and outcomes. The Government therefore expects that there will be overall benefits from this in terms of awareness and understanding of allocations, tackling misconceptions and in relation to cohesion.
25. The Government expects that the new allocations schemes resulting from this new guidance could generate positive net impacts, as local authorities will be better able to meet the needs and circumstances of their communities through the flexibilities available. In each local authority, there will be different costs and benefits to the changes being made, which we would expect local authorities to identify and balance in light of overall objectives they are asked to achieve:
 - Providing support for those in greatest housing need, including people who have experienced homelessness
 - Ensuring allocation policies comply with equality legislation
 - Promoting greater choice for prospective and existing tenants
 - Promoting greater mobility for existing tenants

- Making better use of the housing stock
 - Supporting people in work or seeking work
 - Delivering policies which are fair and considered to be fair
26. It is not possible at this stage to assess in any detail what the aggregate non-financial costs and benefits of changes to the housing allocation mix arising from this guidance will be (e.g. in relation to labour market mobility or worklessness), as this will depend on how local authorities respond. We are therefore seeking views from local authorities as part of this consultation on how they might respond to the new guidance, and what wider costs and benefits this might have. In each case, the costs and benefits of such a policy will depend on local circumstances – for example, who is currently getting access to social housing and who is on the waiting list.

Background

Legislative background

27. The new guidance is statutory and is provided for under s.169 of the Housing Act 1996 and applies to housing authorities in England. They are required to have regard to this guidance in exercising their functions under Part 6 of the 1996 Act.
28. The guidance, in so far as it comments on the law, can only reflect the Department's understanding of the law at the time of issue. Housing authorities are still required to keep up to date on any legal developments in these areas.
29. On request from a Housing Authority, RSLs have a duty under s.170 of the 1996 Act to co-operate with housing authorities to such extent as is reasonable in the circumstances in offering accommodation to people with priority under the authority's allocation scheme.
30. For housing authorities, developing their allocation scheme and carrying out their allocation functions often requires joint planning and operational co-operation between housing authorities and other bodies. These are likely to include social services departments, health authorities, other referral agencies and voluntary sector organisations, although this list is not exhaustive.
31. Local authorities are responsible under the Local Government Act 1999 (as amended by the Local Government and Public Involvement in Health Act 2007) to involve, inform and consult with local people; and it draws attention to the main legislative provisions governing the allocation of social housing, including the requirements to provide for "reasonable preference".
32. Under the Housing Act 1996 Local Authorities are obliged, if they make an alteration to their allocations scheme, to reflect a major change of policy, to take steps to bring the effect of the alteration to the attention of those likely to be affected by it.

Specific impact Tests

Competition Assessment

The issuing of new guidance to Local Authorities should not have any negative or positive impact on competition.

Small Firms' Impact Analysis

No specific impact envisaged.

Legal Aid

This is guidance to local housing authorities to which they are to have regard in exercising their functions under Part 6 of the Housing Act 1996 allocation of social housing. It does not impact on the Legal Aid bill.

Sustainable Development

One of the aims of this policy is to encourage local authorities to make use of flexibilities so that their allocations policies better meet different local needs and circumstances. They might use such flexibilities to for example prioritise those with a local connection, those with the skills needed for the local area or to create a local lettings plan to influence the income and household mix of a particular area. Authorities will need to identify and balance the impacts of such a change, which might include:

- improved labour market mobility and commuter patterns, if more priority is given to existing tenants seeking to move for work
- reduced labour market mobility and commuter patterns, if more priority is given to those with a local connection or who have waited longest
- improved income mix, if more priority is given to those in work

Carbon Assessment

No specific Impact envisaged.

Other Environment

No specific impact envisaged.

Health Impact Assessment

No specific impact envisaged.

Race Equality Assessment

The Continuous Recording of Lettings (CORE) figures for 2007/2008 showed that 14.6% of all lettings to new and existing social tenants were to ethnic minority groups (i.e. mixed, Asian/ Asian British, Black/Black British, Chinese or other) and 6.6% of all new general needs lettings were to non-UK nationals. More detailed data and charts showing the proportions of lettings by ethnicity and nationality are at **Annex A**.

The new guidance will provide LAs with the information to enable greater flexibilities in their allocations policies. How this affects lettings going to different ethnic groups and nationalities will depend on how LAs respond to these flexibilities, as well as the nature of the demand and need for social housing in each area. LAs will need to consider these themselves as part of their strategic housing role, including the potential impact on different ethnic groups.

In order to build up a picture of the potential effect of the new guidance on different ethnic groups at a national level, we are asking LAs as part of this consultation how they might respond to these changes, and what the impact of this might be on different ethnic groups. CLG will monitor impact of the changes on lettings nationally, and would expect LAs to do the same locally. While there may be local impacts, we do not expect there to be any significant change nationally given that we are not making any changes to the reasonable preference categories.

Local authorities are subject to equalities duties: any changes to local policies which had the effect of disadvantaging any particular group of people would need to be justified by the authority on the basis of clear evidence.

Disability Equality

The CORE figures for 2007/2008 showed that 19.3% of all letting to new and existing tenants were to a household where someone is disabled. More detailed data and charts showing the current proportions of lettings by disability are at **Annex B**.

While there may be local impacts, we do not expect there to be any significant change nationally given that we are not making any changes to the reasonable preference categories. However, as in the case of the impact on different ethnic groups and gender, we are asking LAs as part of this consultation how they might respond to these changes, and what the impact of this might be on disabled people. CLG will monitor impact of the changes on lettings nationally, and would expect LAs to do the same locally.

Local authorities are subject to equalities duties: any changes to local policies which had the effect of disadvantaging any particular group of people would need to be justified by the authority on the basis of clear evidence

Gender Equality

The CORE figures for 2007/2008 show that 52% of all new lets were to females. More detailed data and charts showing the current proportions of lettings by gender are at **Annex C**. We do not anticipate that women will be disproportionately affected by any changes to LA allocations policies as a result of revised guidance.

While there may be local impacts, we do not expect there to be any significant change nationally given that we are not making any changes to the reasonable preference categories.

However, as in the case of the impact on different ethnic groups and disability, we are asking LAs as part of this consultation how they might respond to these changes, and what the impact of this might be on gender. CLG will monitor impact of the changes on lettings nationally, and would expect LAs to do the same locally.

Local authorities are subject to equalities duties: any changes to local policies which had the effect of disadvantaging any particular group of people would need to be justified by the authority on the basis of clear evidence.

Human rights

The draft guidance is compatible with the European Convention on Human Rights and does not impact on individual's human rights.

Rural proofing

There are potential benefits for rural areas as the guidance will encourage Local Authorities to make full use of available flexibilities within the legislative framework, for example, by promoting the use of local lettings policies.

Monitoring & Review

CLG will commission further survey work on public understanding and attitudes to allocations and will monitor whether there are changes to the characteristics of people entering social housing.

Implementation and Delivery Plan

New guidance will be issued to all Local Authorities in Autumn 2009 following consultation.

Summary & Recommendation

We recommend that new guidance on allocation policies and criteria is issued in autumn 2009 following this consultation.

Equalities screening and Equalities Impact Assessment

An equalities screening has been undertaken in addition to this impact assessment to;

- show whether there is relevance to areas of equality, and if not that there is a properly evidenced rationale for that assessment
- determine how relevant and proportionate this is to each equality strand and ensure that the most relevant areas are covered in the full equality impact assessment

We will undertake a full equalities impact assessment following the consultation.

Evidence from Continuous Recording of Letting (CORE)

The figures referred to in the specific impact tests and in the following annexes give information about the characteristics of households receiving social lettings in 2007/08. This presents estimates across the whole social housing sector, covering both general needs and supported housing (except table 1 which gives only general needs) and both housing associations and local authorities. The figures are based on lettings information reported through the Continuous Recordings of Lettings (CORE) system for 2007/08, collected by the Centre of Housing Research at St Andrews University on behalf of the Tenant Services Authority and CLG.

Participation in CORE by local authorities is not yet complete, and some local authorities do not yet provide CORE data, so the local authority figures have been adjusted to take account of missing data. This adjustment uses a method developed by the University of Cambridge, imputing figures for local authorities that did not fully participate in CORE in 2007/08. (<http://www.communities.gov.uk/housing/housingmanagementcare/housingallocation/>)

Characteristics by region have not been provided. While it would be helpful to provide differences between London and the regions, the level of participation in some areas (London in particular) means that the quality of data for 2007/08 is not yet sufficiently robust enough to give comparative figures. It is hoped that as participation levels rise above 90%, regional analysis will be available for future years.

Specific Impact Tests: Checklist

Use the table below to demonstrate how broadly you have considered the potential impacts of your policy options.

Ensure that the results of any tests that impact on the cost-benefit analysis are contained within the main evidence base; other results may be annexed.

Type of testing undertaken	Results in Evidence Base?	Results annexed?
Competition Assessment	No	No
Small Firms Impact Test	No	No
Legal Aid	No	No
Sustainable Development	No	No
Carbon Assessment	No	No
Other Environment	No	No
Health Impact Assessment	No	No
Race Equality	Yes	Yes
Disability Equality	Yes	Yes
Gender Equality	Yes	Yes
Human Rights	No	No
Rural Proofing	No	No

Annexes

Annex A

Lettings by ethnicity

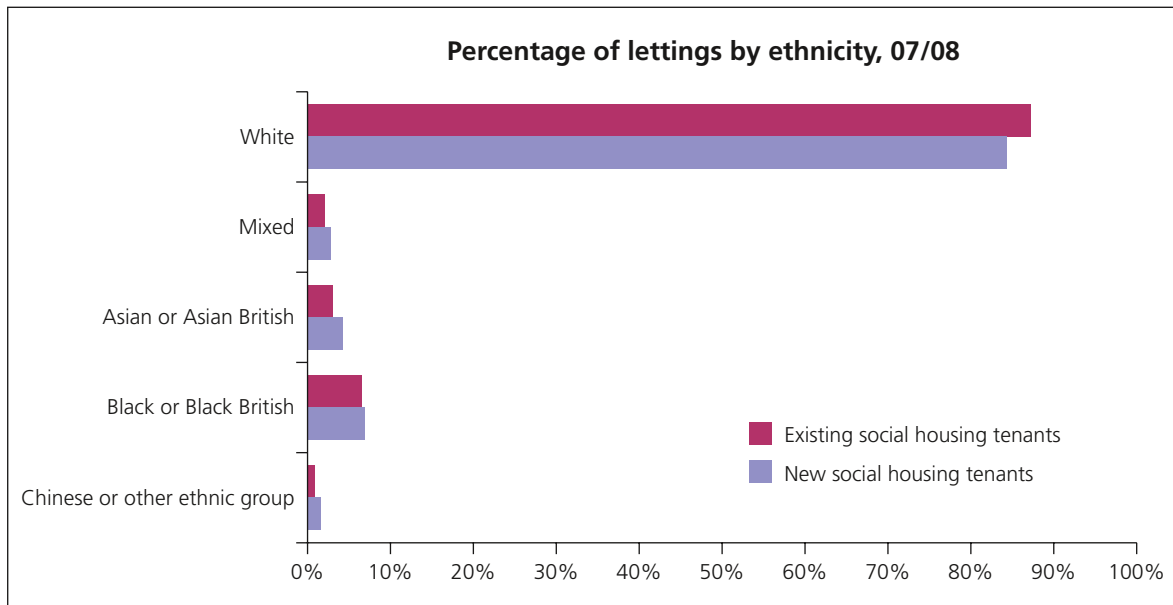
Table 1: Percentage of lettings to social housing tenants by ethnicity, England, 2007/08

	RSL		LA		Total		
	New	Existing	New	Existing	New	Existing	Total
White	85.8%	87.2%	82.0%	87.4%	84.4%	87.2%	85.4%
Mixed	2.8%	2.5%	2.8%	1.6%	2.8%	2.1%	2.6%
Asian or Asian British	3.7%	2.6%	5.3%	3.9%	4.3%	3.1%	3.9%
Black or Black British	6.9%	7.0%	7.0%	5.9%	6.9%	6.6%	6.8%
Chinese or other ethnic group	0.8%	0.7%	2.8%	1.2%	1.6%	0.9%	1.3%
Total lets	141,900	73,400	83,900	44,400	225,800	117,800	343,600

Source: Continuous Recording of Lettings 2007/08 (Cambridge weighted)

Notes:

Figures include general needs and supported housing.
 Ethnicity is the ethnicity of the household reference person.



Lettings by nationality (as published – see Live Table 754)

Table 2: Percentage of lettings to social housing tenants by nationality, England, 2007/08 (general needs only)

	RSL		LA (adjusted) ¹		Total (adjusted)		Total %	
	New tenants	Existing tenants	New tenants	Existing tenants	New tenants	Existing tenants	New tenants	Existing tenants
UK national	74,283	44,204	64,289	21,961	138,572	66,165	93.4	96.4
A8 countries ²	1,264	164	1,412	237	2,676	401	1.8	0.6
Other EEA countries ³	796	321	912	161	1,708	482	1.2	0.7
All other countries	2,020	832	3,453	755	5,473	1,587	3.7	2.3
TOTAL	78,363	45,521	70,067	23,115	148,430	68,636		
<i>Refused or missing⁴</i>	<i>2,170</i>	<i>1,236</i>	<i>25,420</i>	<i>4,430</i>	<i>27,590</i>	<i>5,666</i>		

Source: Continuous Recording of Lettings 2007/08 (Cambridge weighted), Housing Strategy Statistical Appendix

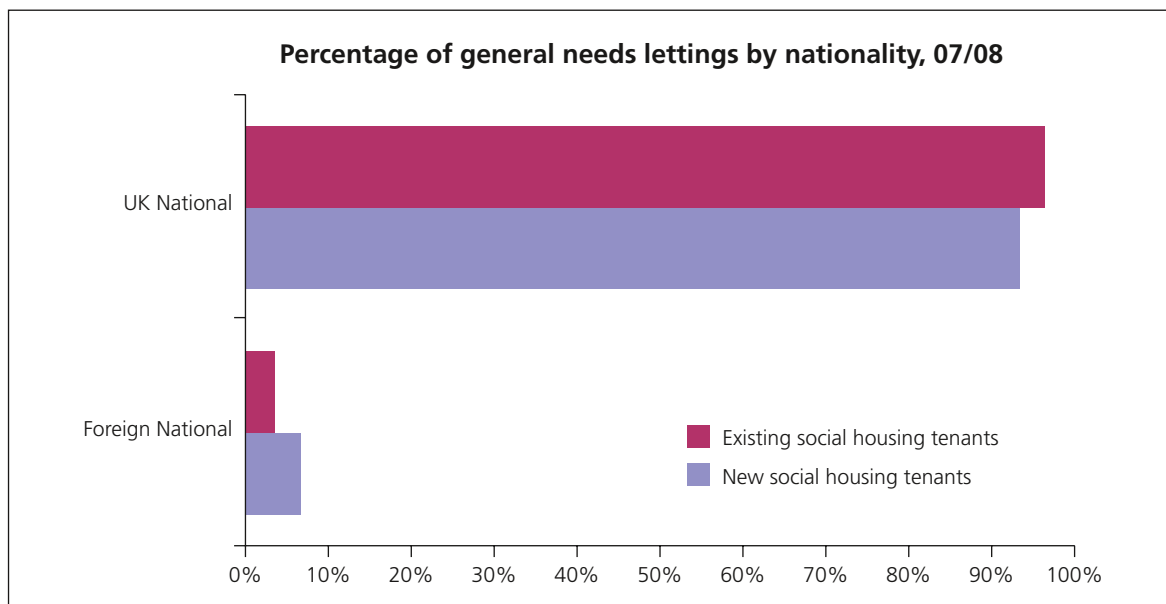
Notes:

- ¹ Adjusted local authority figures refer to estimates, based on the University of Cambridge method of imputing data for missing local authorities. The breakdown by new and existing tenants to social housing has been constrained to the totals reported to the Housing Strategy Statistical Appendix (HSSA).
- ² The 8 accession countries (A8) joined the EU on 1st May 2004. They are Czech Republic, Estonia, Latvia, Lithuania, Slovenia, Slovakia, Poland, and Hungary.
- ³ Other European Economic Area (EEA) countries are Austria, Belgium, Cyprus, Denmark, Finland, France, Germany, Greece, Iceland, Ireland, Italy, Liechtenstein, Luxembourg, Malta, Netherlands, Norway, Portugal, Spain, Sweden, and Switzerland.
- ⁴ Refused or missing represents cases where this question was not answered.

Nationality is the nationality of the household reference person.

Notes:

- Quoting percentages for nationality figures is strongly preferred due to the large number of missing and refused logs for this question on CORE.
- In order to produce a more robust estimate for foreign nationals these figures were produced using a slightly more complex method and therefore only apply to general needs accommodation.



Annex B

Lets by disability

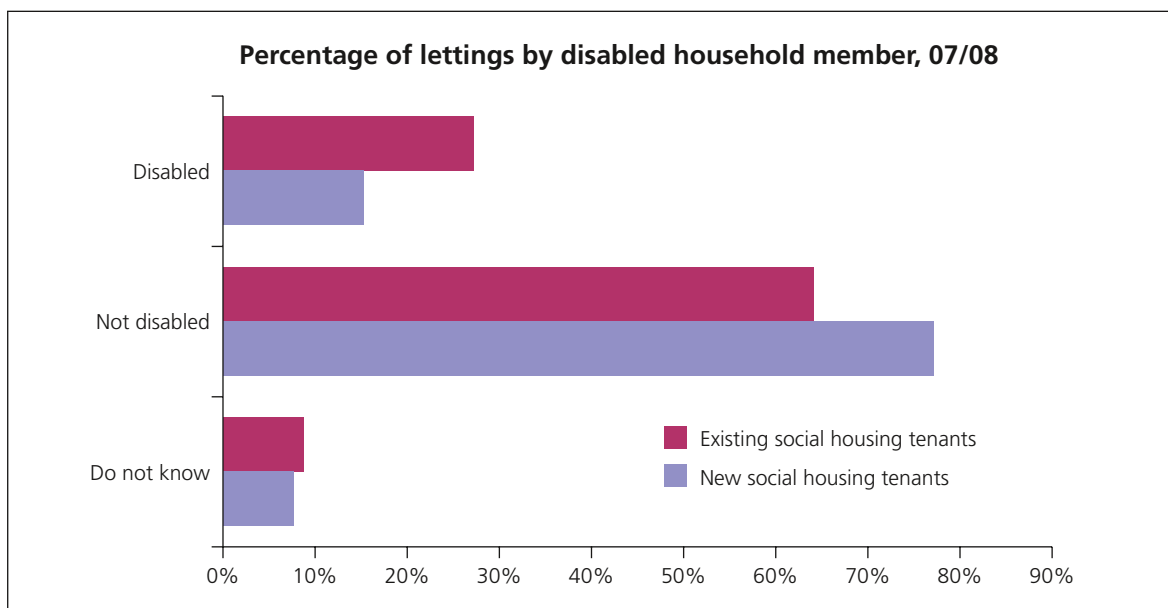
Table 3: Percentage of lettings to social housing tenants by disability, England, 2007/08

	RSL		LA		Total		
	New	Existing	New	Existing	New	Existing	Total
Disabled	14.9%	26.8%	15.8%	27.7%	15.2%	27.2%	19.3%
Not disabled	80.2%	67.4%	71.7%	58.8%	77.1%	64.1%	72.6%
Do not know	4.9%	5.8%	12.4%	13.4%	7.7%	8.7%	8.1%
Total lets	142,700	74,100	85,100	44,800	227,900	118,900	346,800

Source: Continuous Recording of Lettings 2007/08 (Cambridge weighted)

Notes:

Figures include general needs and supported housing.
 Disability refers to any disabled member of the household.



Annex C

Lets by household type and gender

Table 4: Percentage of lettings to social housing tenants by household type and gender, England, 2007/08							
	New		Existing		Total		
	Male	Female	Male	Female	Male	Female	Total ¹
Older people	16.2%	13.5%	29.3%	27.2%	20.4%	18.5%	19.4%
Single adults	61.4%	35.4%	43.3%	23.6%	55.6%	31.1%	42.4%
Multi-adult (no children)	5.9%	3.6%	5.5%	2.7%	5.8%	3.3%	4.4%
Lone parent	2.8%	33.3%	2.5%	28.4%	2.7%	31.5%	18.2%
Multi-adult (with children)	10.7%	7.6%	15.1%	10.4%	12.1%	8.6%	10.2%
Other	2.9%	6.5%	4.3%	7.7%	3.3%	6.9%	5.3%
Total lets	109,900	119,100	51,000	68,700	160,900	187,800	364,700

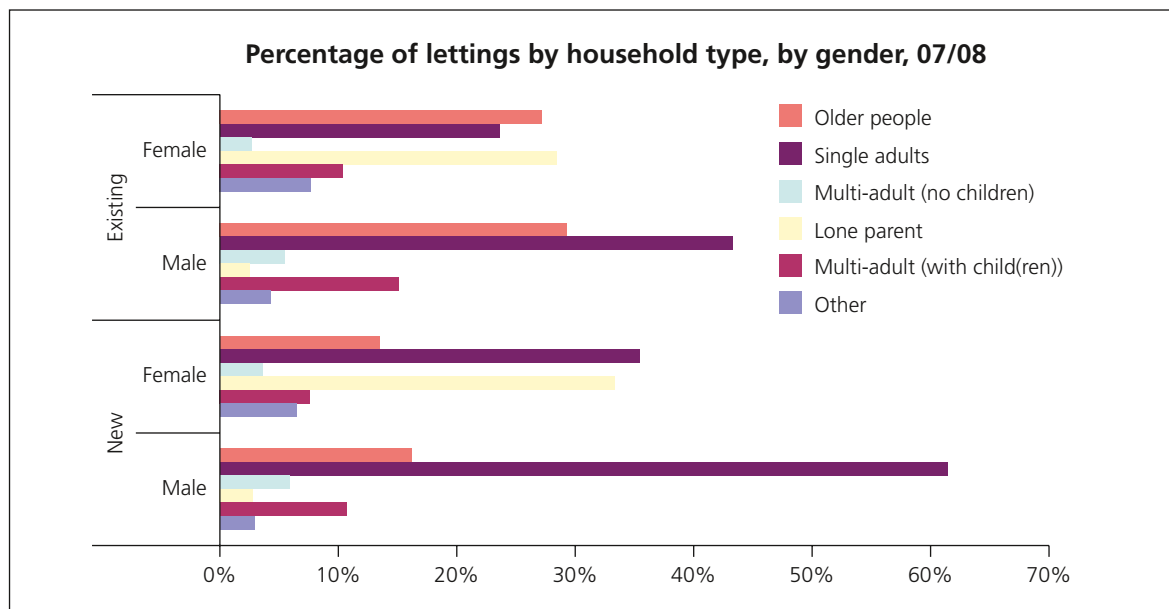
Source: Continuous Recording of Lettings 2007/08 (Cambridge weighted)

Notes:

¹ Total is greater than the sum of male and female as it includes missing logs on gender.

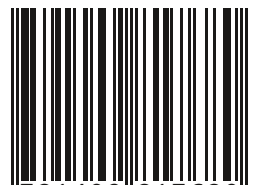
Figures include general needs and supported housing.

Gender is the gender of the household reference person.



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